



**1317 54 Avenue Close
Lloydminster, Alberta**

MLS # A2293773



\$409,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,031 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

If you've been searching for the ultimate garage setup, this property in the sought-after College Park neighbourhood deserves your attention. The true showstopper here is the oversized detached garage, featuring vaulted ceilings, in-floor heat, a sump, and upgraded lighting. Whether you're a car enthusiast, woodworker, hobbyist, or someone needing a serious workspace, this garage offers endless possibilities. It's the perfect man cave, workshop, or even potential home-based business space. While the garage steals the spotlight, the home itself certainly doesn't fall short on value. Offering 1,031 sq. ft. per level, this well-maintained property showcases thoughtful design and clear pride of ownership. Step inside to a spacious entryway where iron railings paired with vaulted ceilings immediately create a bright, open, and modern feel. The main living area features hardwood flooring and a cozy gas fireplace with stone fascia, while unique touches like transom windows above the interior doors add character and architectural interest throughout the main floor. The open-concept kitchen and dining area is ideal for entertaining, highlighted by a large island, gas stove, and plenty of room for gatherings. The main floor includes two bedrooms, while the basement offers a third bedroom plus a den that could easily become a fourth bedroom with the addition of a closet. Located on a quiet street that ends in a cul-de-sac, this home offers minimal traffic and a peaceful setting. Whether you're looking for a great starter home or a place your family can grow into, this property checks a lot of boxes — especially if an exceptional garage is high on your list.