



20, 2310 53 Avenue
Lloydminster, Alberta

MLS # A2294108



\$359,777

Division:	College Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,045 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

This beautifully maintained bare land condo offers the perfect opportunity to enjoy a low-maintenance lifestyle without giving up space or comfort. With over 1,000 sq ft on the main level, this bungalow is designed for everyday ease. The layout is functional and inviting, with a warm kitchen, dedicated dining area, and comfortable living room that flows naturally for both quiet nights and hosting family. The main floor features a spacious primary bedroom and full bathroom, while the fully developed basement adds incredible flexibility with a large family room, additional bedroom, and a second bathroom—ideal for guests or extended stays. You’ll appreciate features like central air conditioning, a heated attached garage, and a double asphalt driveway, making day-to-day living simple year-round. Step outside to your private deck and partially fenced yard—just enough outdoor space to enjoy without the maintenance. Located in a quiet, well-managed 45+ aged adult only community, this property is ideal for those looking to downsize, simplify, or enjoy a lock-and-leave lifestyle. Clean, cared for, and move-in ready—this is a home that delivers comfort and confidence from the moment you arrive. Check out the 3D virtual tour!