



GRASSROOTS
REALTY GROUP

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1701 52 Avenue
Lloydminster, Alberta

MLS # A2296129



\$464,500

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,249 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

This stunning 6-bedroom bi-level in the desirable College Park neighborhood offers everything you could ask for and more, combining space, style, and comfort for the entire family. With three bedrooms on each level, this home provides an ideal layout for both everyday living and entertaining, while the spacious primary suite serves as a private retreat featuring a luxurious 4-piece ensuite complete with a massaging air tub and a corner tile surround shower. Throughout the home, a blend of hardwood, tile, and carpet flooring creates a warm, inviting, and high-end atmosphere. The bright and spacious kitchen is perfect for any home chef, showcasing granite countertops and beautiful newer stainless steel appliances, while the large dining area offers the perfect space to gather with family and friends. Downstairs, you’ll find a welcoming family room with a cozy gas fireplace—ideal for relaxing on chilly winter evenings—along with three additional generously sized bedrooms, a 4-piece bathroom, and a dedicated laundry room with a window. Step outside to a large yard that’s perfect for kids, pets, or summer barbecues, and enjoy the added features of central air conditioning and a heated 24 x 22 garage with stunning epoxy floors, ensuring comfort and convenience year-round. Located within walking distance to shopping, the gym, a multiplex, walking paths, and more, this home offers the perfect balance of lifestyle and location—don’t miss out on this incredible opportunity, schedule your viewing today!