



**1621 55 Avenue Close
Lloydminster, Alberta**

MLS # A2298312



\$777,777

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,931 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: Kitchen bar stools

Tucked away in a quiet, deep cul-de-sac where kids can safely play, and neighbours feel like friends, this exceptional home offers the perfect blend of comfort, community, and refined design. Backing directly onto College Park School and scenic walking paths, you'll love the rare combination of privacy and connection—morning walks, evening bike rides, and wide-open green space right outside your door. Step inside and immediately feel the thoughtful design and spacious flow of the main level. The kitchen is truly the heart of the home—featuring high-end appliances, expansive counter space, and a beautifully organized walk-in pantry with built-in shelving. Whether you're hosting a gathering or preparing a quiet family dinner, everything is designed to make life easier and more enjoyable. Just off the kitchen, the laundry room offers added convenience with a folding counter and generous storage. Upstairs, your primary suite is a private retreat. A custom-added wall and stunning sliding barn door create separation and tranquility between the bedroom and ensuite—perfect for unwinding at the end of the day. The fully finished walkout basement is bright, welcoming, and made for making memories. With direct access to the backyard and fields, it's the ideal space for kids to play or for hosting family and friends. The wet bar adds a touch of fun and functionality, making this level perfect for entertaining. Step outside and discover your own private oasis. The enclosed swim spa is a true showstopper—completely private while still offering beautiful views of the surrounding paths and green space. Whether it's a quiet morning coffee or a relaxing evening with a glass of wine, this space is designed for year-round enjoyment. Additional thoughtful upgrades include: extended garage landing with built-in shelving, hooks, and

enclosed seasonal storage, expanded downstairs bedroom for added comfort, upgraded basement bathroom with a double vanity and matching sinks, backyard shed for extra storage and Gemstone lighting enhancing the front exterior and rooflines. From the oversized garage to the carefully curated renovations, every detail of this home has been designed with lifestyle in mind. This is more than a home—it's a place where everyday moments feel extraordinary. Don't miss out on exploring every detail with our immersive 3D virtual tour.