

2301 52 Avenue  
 Lloydminster, Alberta

MLS # A2259014



**\$379,900**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | College Park                                        |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Bungalow                                            |               |                   |
| <b>Size:</b>     | 1,256 sq.ft.                                        | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn |               |                   |

|                    |                                                                    |                   |    |
|--------------------|--------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl                                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |                   |    |

**Inclusions:** N/A

This bungalow in College Park offers the perfect blend of location and functionality, set in a desirable area close to parks, trails, and schools. Designed with all ages in mind, the home features an open concept floor plan with a bright white kitchen and an abundance of natural light. The main floor has two spacious bedrooms along with the convenience of upper laundry. The heated double garage provides ample storage, making it both practical and comfortable. Downstairs, the basement is finished with newer vinyl flooring, a full three-piece bathroom, a large bedroom, and a massive living room that creates plenty of space for entertaining or relaxing. The fully fenced yard is private with ample space and deck with ample space to enjoy all year round and a shed for extra storage. This home has ample parking with RV parking. With open living throughout, this home is well curated for families, retirees, first time home buyers or anyone looking for an inviting space in one of Lloydminster's most sought-after neighborhoods.