

# \$469,777 - 2308 52 Avenue, Lloydminster

MLS® #A2237784

**\$469,777**

6 Bedroom, 3.00 Bathroom, 1,443 sqft  
Residential on 0.16 Acres

College Park, Lloydminster, Alberta

Welcome to this delightful bungalow that combines comfort, convenience, and character. The oversized garage immediately grabs attention, offering plenty of space for vehicles, hobbies, or storage. You'll also appreciate the dedicated RV pad and large gate access to the backyard—ideal for anyone with extra toys or a love for outdoor living. Step into the private backyard retreat, surrounded by mature trees and featuring a spacious deck perfect for entertaining or relaxing after a long day. Inside, the home boasts a clean, modern feel with no carpet throughout—easy to maintain and allergy-friendly. With 3 bedrooms on the main floor and 3 more downstairs, this versatile layout suits families, multi-generational living, or those who work from home. Generously sized closets offer ample storage, keeping your home organized and clutter-free. The lower level is made for comfort, with a large rec room and cozy gas fireplace—the perfect spot for movie nights or gatherings. Natural light floods in through well-placed windows, creating a bright, inviting atmosphere throughout. Additional features include convenient garage access to a mudroom/storage area, making coming and going a breeze. Don't miss your chance to own this well-cared-for gem! Be sure to explore the 3D Virtual Tour and experience everything this home has to offer!

Built in 2003



## Essential Information

MLS® #	A2237784
Price	\$469,777
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,443
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2308 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2Z8

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Master Bedroom, Recreation Room
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, RV Hookup, Storage  
Lot Description        Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 11th, 2025  
Days on Market        5  
Zoning                    R1

**Listing Details**

Listing Office            CENTURY 21 DRIVE

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