

# \$329,999 - 3914 52 Avenue, Lloydminster

MLS® #A2239633

**\$329,999**

5 Bedroom, 3.00 Bathroom, 1,146 sqft

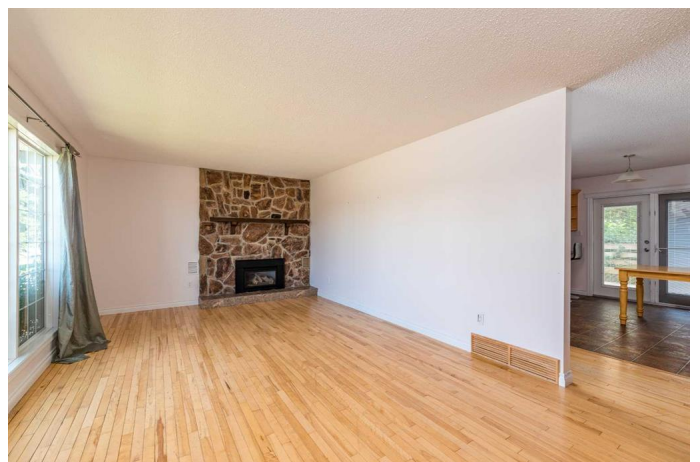
Residential on 0.22 Acres

West Lloydminster, Lloydminster, Alberta

Picture yourself pulling into the driveway of this warm, inviting bungalow, ideally located just moments from schools, shopping, and everything your family needs. Step inside, and you™re immediately greeted by the charm of a bright living room, where a gas fireplace and built-in shelving create the perfect spot to unwind and display your favorite memories. The heart of the home—the kitchen—has been thoughtfully upgraded with slide-out cabinetry, stainless steel appliances, and plenty of prep space for weekday dinners or weekend baking sprees. Just down the hall, you™ll find three spacious bedrooms on the main floor, each offering comfort and versatility.

All three bathrooms have been beautifully updated, featuring modern finishes and quartz sinks that bring a touch of everyday luxury. Head downstairs to discover a massive family room—ideal for movie nights, game days, or just stretching out—and two more bedrooms, perfect for guests, teens, or a home office setup.

Step outside and you™ll see how this home truly shines. A large deck overlooks a gorgeous private backyard framed by mature trees. The oversized garage, complete with a rear overhead door, gives you flexibility for vehicles, hobbies, or workspace. With a mix of smart upgrades—newer furnace, updated lighting, and more—this home is move-in ready and waiting for the right family to make it their own. Check out the 3D virtual Tour!



Built in 1978

### Essential Information

MLS® #	A2239633
Price	\$329,999
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3914 52 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1P9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	60
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 DRIVE
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