\$389,900 - 1304 54 Avenueclose, Lloydminster

MLS® #A2240409

\$389,900

4 Bedroom, 3.00 Bathroom, 1,041 sqft Residential on 0.18 Acres

College Park, Lloydminster, Alberta

Opportunities like this don't come around often! Tucked away in a quiet College Park cul-de-sac, this 2009-built bi-level sits on an immense 700+ sq/m lot and is loaded with features inside and out.

Step inside to discover 4 generous bedrooms, a spacious kitchen packed with cabinetry, and a primary suite complete with walk-in closet and en-suite. The backyard? An entertainer's dream! Meticulously landscaped with room to roam, relax, or play.

But the crown jewel? The 2021 4-season swim spaâ€"perfect for fitness or unwinding year-round. Craving laps in summer or a hot soak in winter? This high-end unit heats up into a massive hot tub oasis. Housed in the insulated oversized single garage, it's ready when you are!

Located in one of the city's most sought-after neighborhoods, this is your chance to own a versatile, value-packed home under \$400,000. Act fastâ€"homes like this don't last!







Built in 2009

Essential Information

MLS® # A2240409 Price \$389,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,041

Acres 0.18 Year Built 2009

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 1304 54 Avenueclose

Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 2K1

Amenities

Parking Spaces 5

Parking Single Garage Detached

of Garages 1

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes Basement Full

Exterior

Exterior Features None

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

Additional Information

Date Listed July 16th, 2025

Days on Market 111
Zoning R1

Listing Details

Listing Office The Address Real Estate Group

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