

\$284,000 - 1, 1407 53 Avenue, Lloydminster

MLS® #A2251706

\$284,000

3 Bedroom, 4.00 Bathroom, 1,263 sqft

Residential on 0.06 Acres

College Park, Lloydminster, Alberta

Welcome to Willow Glenn Place in the desirable College Park neighbourhood! This well-kept townhome offers comfort, style, and functionality throughout.

The main floor features a bright living area, a 2-piece guest bath, and a well-designed kitchen with a pantry and quartz countertops. Upstairs, you'll find convenient laundry, plus a spacious primary suite complete with a generous walk-in closet and a private 3-piece ensuite.

The fully finished basement extends your living space with a family/bedroom area, a 3-piece bath, and a utility room with ample storage. A single attached garage provides added convenience and secure parking.

All appliances are included, making this home move-in ready. Condo fees are just \$344/month and cover water, lawn care, and snow removal—leaving you more time to enjoy your home and less time worrying about upkeep.

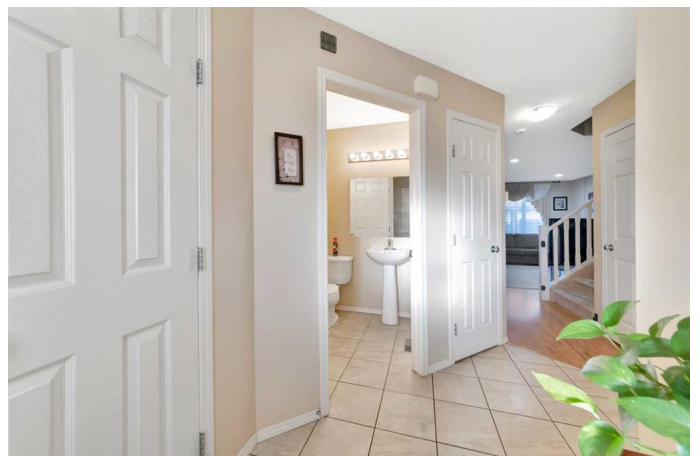
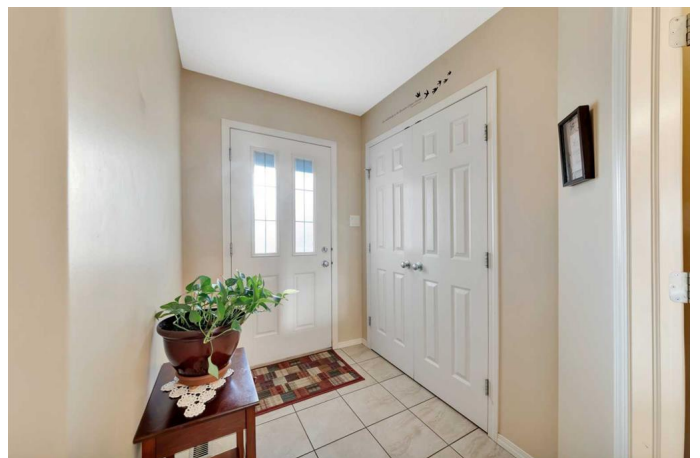
A 3D virtual tour is available so you can explore every detail before stepping inside.

Built in 2009

Essential Information

MLS® #

A2251706



Price	\$284,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,263
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 1407 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J5

Amenities

Amenities	None
Parking Spaces	1
Parking	Concrete Driveway, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	12
Zoning	R4
HOA Fees	344
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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