

# \$399,900 - 1901 52b Avenue close, Lloydminster

MLS® #A2218610

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.14 Acres

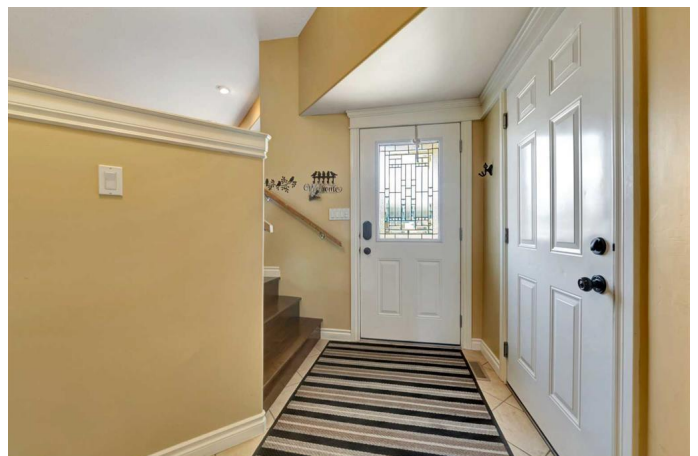
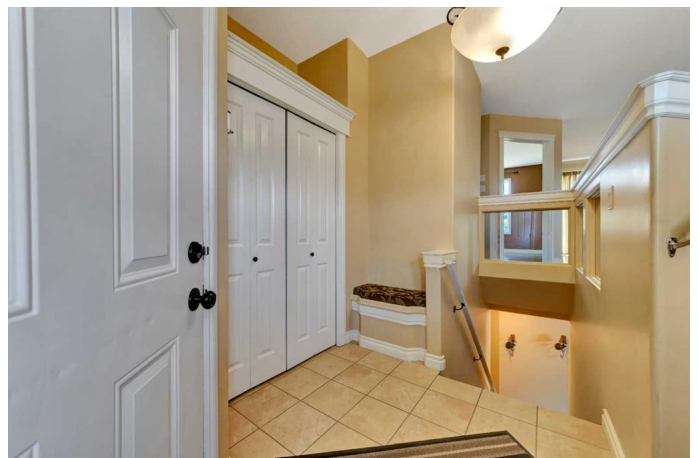
College Park, Lloydminster, Alberta

This semi-detached is in a prime location in a quiet cul-de-sac across from an entrance to a walking path. Large entrance greets you and flows to the main living space featuring beautiful hardwood floors, gas fireplace, large windows, a bright kitchen with corner pantry and ample cabinet and counter top space. Just off the dining room you'll find a bedroom with a french door that would make a great office. The primary suite is a generous size and boasts a massive walk-in closet with stacking washing/dryer. The basement is complete with 9 foot ceilings, big family room, 2 bedrooms and an additional full bathroom. There is no shortage of storage in this home and also features an attached 23x21 garage. The snow and lawn care is covered in your \$137 monthly maintenance fee making this an excellent option for snow birds. All appliances are included and a quick possession can be accommodated! Note: Age restriction is place and must be 40 and older to purchase.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218610  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,150     |



|            |                        |
|------------|------------------------|
| Acres      | 0.14                   |
| Year Built | 2006                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Bi-Level, Side by Side |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1901 52b Avenue |
| Subdivision | College Park    |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V 2H1         |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Insulated, Garage Door Opener |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Storage                                                                                                     |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Gas Water Heater, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                   |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                        |

Foundation                Wood

**Additional Information**

Date Listed                May 7th, 2025  
Days on Market            114  
Zoning                      R2  
HOA Fees Freq.            MON

**Listing Details**

Listing Office              RE/MAX OF LLOYDMINSTER

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