

# \$494,900 - 1406 52c Avenue, Lloydminster

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MLS® #A2239379

**\$494,900**

5 Bedroom, 3.00 Bathroom, 1,225 sqft  
Residential on 0.24 Acres

College Park, Lloydminster, Alberta

Welcome to this beautiful bi-level home located on a quiet street in sought-after College Park. Built in 2010, this fully finished residence offers a spacious and functional layout with five bedrooms and three full bathrooms, perfect for families of all sizes. Step inside and you'll immediately appreciate the soaring ceilings, open-concept design, and a bright, inviting living room that flows seamlessly into the dining area and gorgeous kitchen—ideal for both everyday living and entertaining.

The oversized heated garage is fully finished and painted, offering excellent space for vehicles, storage, or hobbies. Sitting on an impressive 10,000+ sq. ft. lot, the backyard is a true retreat, complete with a covered deck, gazebo area, garden, and underground sprinklers—perfect for summer hangouts and outdoor enjoyment. Additional features include central air conditioning and curb appeal that will make you proud to call this house home. Don't miss your chance to own this exceptional home in one of the most desirable neighborhoods in the city!

Built in 2010

## Essential Information

MLS® #                      A2239379



Price	\$494,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,225
Acres	0.24
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1406 52c Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2Z1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Library
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Garden, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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