$759,900 - 1604 52b Avenueclose, Lloydminster
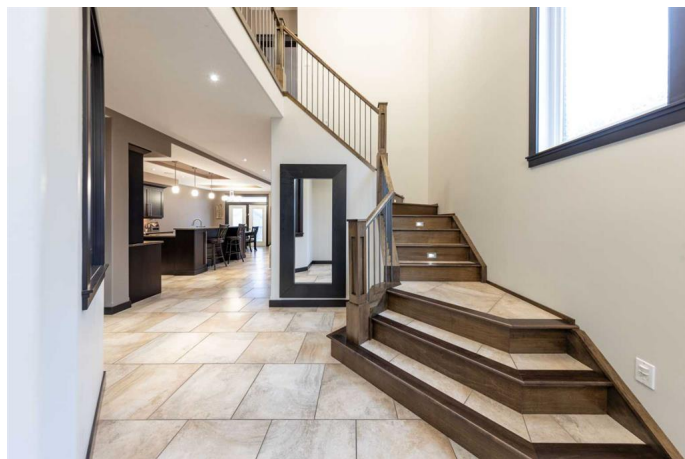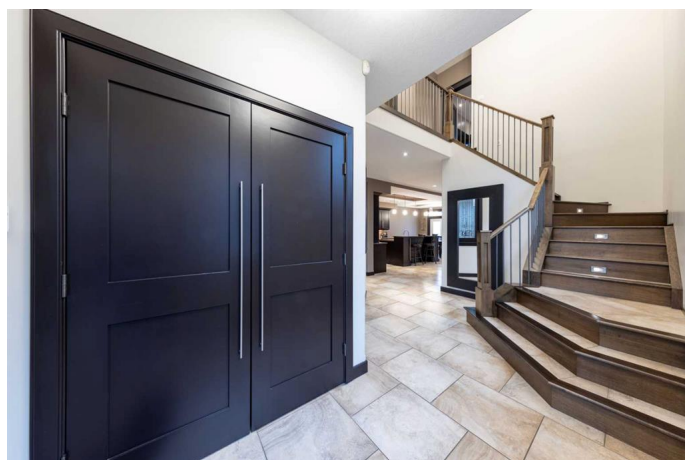
MLS® #A2185067

$759,900

5 Bedroom, 4.00 Bathroom, 2,619 sqft
Residential on 0.16 Acres

College Park, Lloydminster, Alberta

Presenting 1604 52 B Avenue Close, This former Show Home, located in a highly desirable, family-friendly cul-de-sac, is just a short walk from a playground, the Multiplex, and College Park School, making it perfect for families. With over 2,600 square feet of living space and high-end finishes accented with fresh crisp color tones throughout, this home is designed to impress. This home has brand new vinyl flooring in the basement and new carpet that is complimented with the fresh paint. The open-concept main floor features a show-stopping stone fireplace, a large kitchen with granite countertops, an upgraded appliance package including a gas range and double ovens, a spacious pantry, and plenty of cabinetry and prep space. The main floor also offers a convenient office, a guest powder room, and access to the heated 29x24 triple garage. Upstairs, you'€™ll find three well-appointed bedrooms, including a luxurious primary suite with a large walk-in closet and a beautifully upgraded ensuite featuring double sinks, a soaker tub, and a massive tiled shower. This level also includes a full bathroom and a bright, convenient laundry room with a sink and cabinetry. For entertainment, the theatre room, complete with a projector, screen, and automated blackout blinds, is perfect for cozy movie nights. The fully finished basement adds two additional large bedrooms, a full bathroom, and a spacious family room, providing plenty of room for guests or a growing family. Outside, the

professionally landscaped yard offers a private retreat with underground sprinklers, a gas BBQ hookup, a shed and private patio area, this well curated yard has trees for added privacy. Additional features include Control 4 automation for controlling lights, window coverings, and surround sound, as well as central air conditioning and central vacuum. This home is truly move-in ready, offering luxury and convenience in a prime location.

Built in 2008

Essential Information

MLS® #	A2185067
Price	$759,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,619
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1604 52b Avenueclose
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2J1

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

# of Garages	3

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s), High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 2nd, 2025
Days on Market	106
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)