

# **\$759,900 - 1604 52b Avenue close, Lloydminster**

MLS® #A2185067

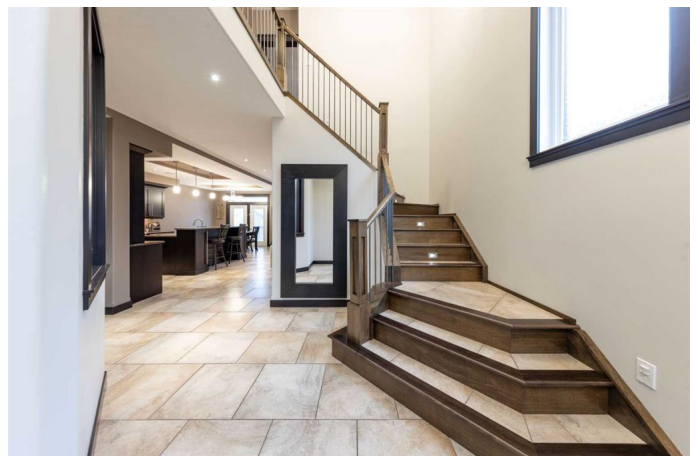
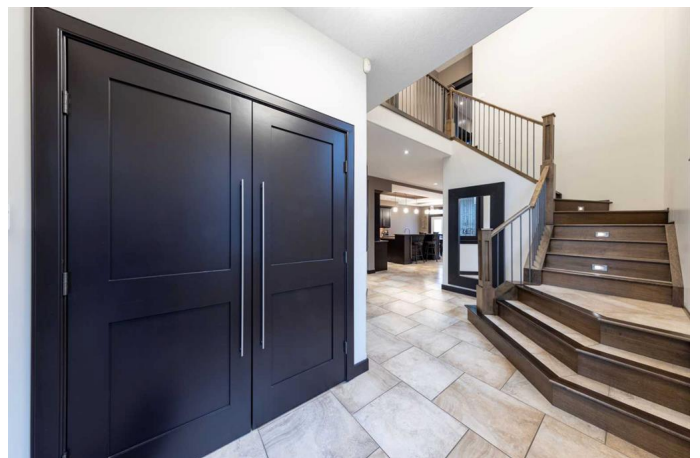
**\$759,900**

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 Avenue
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 109  
Zoning R1

## Listing Details

Listing Office eXp Realty (Lloyd)

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