

# \$399,900 - 2203 52b Avenue, Lloydminster

MLS® #A2218068

**\$399,900**

4 Bedroom, 4.00 Bathroom, 1,504 sqft

Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Fully finished and move-in ready in College Park. Located on a quiet street and walking distance to College Park School, this two-storey offers a bright, functional layout with space in all the right places.

The main floor features an open plan with plenty of natural light, updated quartz countertops in the kitchen, and patio doors that lead to the backyard—great for indoor-outdoor flow plus a 1/2 bath for convenience.

Upstairs you™ find 3 bedrooms, including a spacious primary suite with a fantastic walk-in closet and Jacuzzi tub ensuite plus convenient upstairs laundry. The basement is complete with a large family room, fourth bedroom and another full bath.

The exterior checks all the boxes—newer shingles, RV parking, fenced yard, underground sprinklers and a great deck space for summer. Double attached garage. Book your showing today!

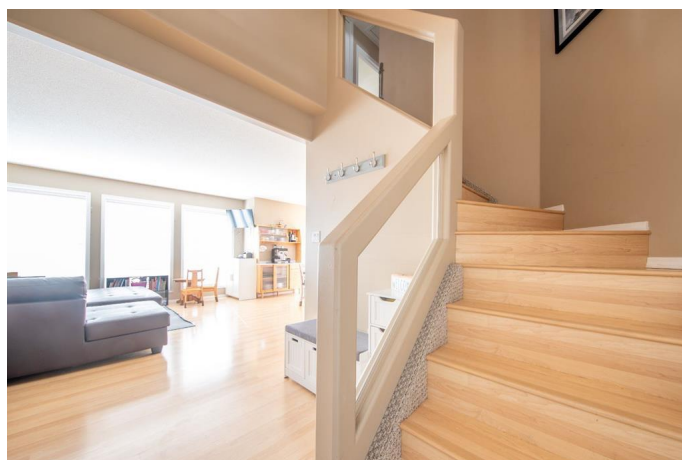
Built in 2002

## Essential Information

MLS® # A2218068

Price \$399,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,504
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2203 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G3

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot, Lawn
Roof	Asphalt Shingle
Construction	Mixed

Foundation                Wood

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        16  
Zoning                      R1

**Listing Details**

Listing Office            MUSGRAVE AGENCIES

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