

# \$389,000 - 2407 53 Avenue, Lloydminster

MLS® #A2212300

**\$389,000**

4 Bedroom, 3.00 Bathroom, 1,048 sqft

Residential on 0.01 Acres

College Park, Lloydminster, Alberta

Step into this beautifully updated 1048 sq ft bungalow, perfectly placed on a mature, tree-lined street in the heart of College Park — one of Lloydminster's most peaceful and family-friendly neighborhoods. Inside, you'll find 3 bright bedrooms on the main floor, a spacious 4th bedroom downstairs, and a layout that just makes sense. The open-concept living and dining area is filled with natural light, accented by warm hardwood floors and stylish tile finishes, making it ideal for both everyday living and weekend entertaining. The kitchen flows effortlessly into the main space — giving you plenty of room to cook, host, and enjoy. Your primary bedroom includes a private 3-piece ensuite, giving you that extra bit of comfort and convenience. Downstairs, there's more room to grow — whether it's for guests, a home office, or that games room you've always wanted. Outside, enjoy your fully fenced backyard oasis — private, peaceful, and perfect for summer BBQs, gardening, or simply kicking back and relaxing under the stars. Located close to schools, parks, and all amenities, this home blends charm, space, and a location that's hard to beat. Don't miss your chance — homes like this in College Park don't come around often!

Built in 1993

## Essential Information



MLS® #	A2212300
Price	\$389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,048
Acres	0.01
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2407 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2R1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	LPT Realty
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