

\$274,900 - 25, 1407 53 Avenue, Lloydminster

MLS® #A2203632

\$274,900

4 Bedroom, 4.00 Bathroom, 1,285 sqft

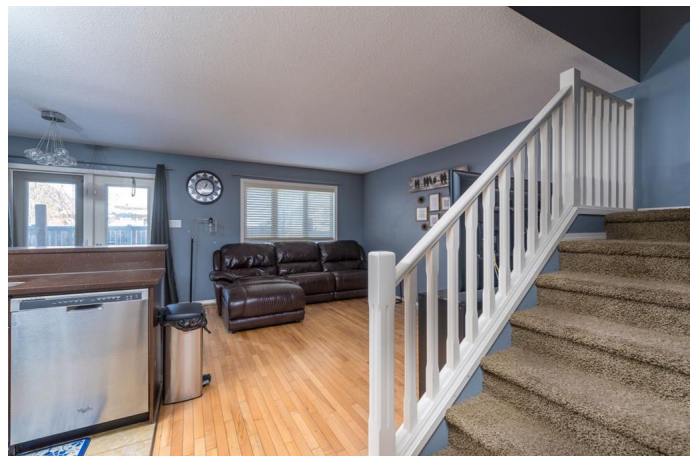
Residential on 0.00 Acres

College Park, Lloydminster, Alberta

Welcome to this stunning 4-bedroom, 3.5-bathroom townhouse condo in the highly sought-after neighborhood of College Park! This move-in-ready home offers ample space for your entire family with its open, functional layout and modern finishes. The main floor features upgraded cabinetry, sleek quartz countertops, and beautiful hardwood floors throughout, creating a warm and inviting atmosphere.

With a fully developed basement, there's even more room to entertain, relax, or customize to suit your needs. The property also includes a single attached garage and low-maintenance living—perfect for busy families or investors looking for a top-tier rental opportunity.

Located within walking distance to the highly regarded College Park School, the Servus Sports Centre, and the scenic Bud Miller Park, this home offers both convenience and lifestyle. Don't miss out on the rare opportunity to own in this fantastic community—this home is one you™ll be proud to call your own!



Built in 2011

Essential Information

MLS® # A2203632

Price \$274,900

Bedrooms 4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,285
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	25, 1407 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2J5

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Wood

Additional Information

Date Listed March 18th, 2025
Days on Market 27
Zoning R4

Listing Details

Listing Office 2 PERCENT REALTY ELITE

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