

\$499,900 - 1608 53a Avenue, Lloydminster

MLS® #A2204631

\$499,900

5 Bedroom, 3.00 Bathroom, 1,490 sqft
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully maintained 5-bedroom, 3-bathroom home, perfectly situated on a quiet cul-de-sac in one of the area's most sought-after neighborhoods. With 1,429 square feet of thoughtfully designed living space, this modified bi-level features an open-concept layout with vaulted ceilings and large windows that fill the home with natural light. The spacious front entry offers plenty of closet space and leads into a warm, neutral interior that feels both comfortable and inviting. The primary bedroom is a private retreat with a luxurious 5-piece ensuite, including a soaker tub, double shower, and his-and-hers closets. The fully finished basement adds even more space for relaxing or entertaining.

Outside, the landscaped backyard features a two-tier deck and a gas line for your BBQ—perfect for summer evenings. Additional highlights include central air conditioning, roughed-in central vac, RV parking, and a heated, oversized double garage (25' x 26').

Located in a quiet, family-friendly area close to parks, schools, walking paths, and everyday amenities, this home offers the perfect blend of comfort and convenience. Pride of ownership is evident throughout—this move-in ready home is truly a must-see.

Built in 2008



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204631 |
| Price | \$499,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,490 |
| Acres | 0.14 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1608 53a Avenue |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 2J2 |

Amenities

| | |
|----------------|-------------------|
| Parking Spaces | 2 |
| Parking | RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Jetted Tub, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Lawn |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------|
| Construction | Wood Frame |
| Foundation | Brick/Mortar |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 13 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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