



**GRASSROOTS**  
REALTY GROUP

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1705 52 Avenue  
Lloydminster, Alberta

MLS # A2310393



**\$489,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** NA

Built in 2006, this unique 2-storey home in desirable College Park offers a bright open-concept layout perfect for modern family living. The spacious main floor features rich hardwood flooring, large windows for plenty of natural light, and seamless flow between the living, dining, and kitchen areas. Upstairs you'll find a generous primary bedroom complete with a private ensuite and ample closet space. A rare triple tandem garage provides exceptional room for vehicles, storage, or a workshop. Located close to parks, schools, and amenities, this home combines comfort, functionality, and style in a sought-after neighbourhood.