



2307 52B Avenue  
Lloydminster, Alberta

MLS # A2325499



**\$389,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** None

Homes like this don't come along often. From the moment you arrive, it's clear this property has been exceptionally well cared for, with years of thoughtful maintenance both inside and out. The bright 1,235 sq. ft. bi-level offers a welcoming layout with vaulted ceilings, large windows, and comfortable living spaces that feel just as inviting today as the day they were built. The kitchen provides plenty of cabinet and counter space, overlooks the backyard, and flows naturally into the dining and living areas, making everyday life easy whether you're enjoying a quiet evening or hosting family and friends. The fully finished basement adds even more room to spread out with a spacious family room, an additional bedroom, and a separate games or hobby room that could easily adapt to your family's needs. The basement bathroom is roughed in for future development? and measures 11 'x 5'7". Step outside and you'll discover what truly sets this property apart. The beautifully landscaped yard has been meticulously maintained with mature trees, manicured shrubs, colourful perennial beds, and attractive paver stone that creates a private and welcoming outdoor retreat. It's the kind of backyard that takes years of care to establish and one you'll appreciate from the first day you move in. Complete with a double attached garage, ample off-street parking, and located on a quiet street, this is a home where the care and attention to detail are evident at every turn. If you've been waiting for a property that's been genuinely cared for instead of simply updated, this one deserves a closer look.