



GRASSROOTS
REALTY GROUP

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2308 52 Avenue
Lloydminster, Alberta

MLS # A2329178



\$519,777

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,442 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, Rect		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome home to a property where every day feels just a little easier. Picture yourself pulling into the oversized garage after a long day, with plenty of room for your vehicles, tools, and weekend projects. The dedicated RV parking and convenient backyard gate make it effortless to bring home the camper, trailer, or toys for your next adventure. Step outside and discover your own private retreat. Mature trees create a peaceful backdrop while the spacious deck and newly installed stone patio invite you to enjoy summer barbecues, quiet morning coffees, or evenings gathered around with family and friends under the stars. The large backyard offers endless possibilities for children, pets, gardening, or simply soaking in the tranquility of this quiet, friendly neighbourhood. Inside, you'll love the bright, welcoming atmosphere created by an abundance of natural light and the fresh, modern feel of carpet-free living. Updated LED lighting throughout the main floor enhances every space while making the home both stylish and energy efficient. Designed with flexibility in mind, this bungalow offers six bedrooms—three on the main level and three downstairs—providing room for a growing family, guests, a home office, or multi-generational living. Generous closets throughout ensure everything has its place, keeping daily life organized and clutter-free. When it's time to unwind, head downstairs to the expansive family room where the warm glow of the gas fireplace creates the perfect setting for movie nights, game days, or cozy evenings spent together. Direct access from the garage into the practical mudroom and storage area makes every season—from snowy winters to rainy spring days—both convenient and functional. Perfectly situated on a spacious lot, you'll appreciate being just minutes from the Servus Sports Centre, schools, coffee shops, and everyday

amenities while still enjoying the peace and friendliness of an established neighbourhood. Lovingly maintained and thoughtfully upgraded, this home is ready for its next chapter. All that's missing is you. Be sure to explore the 3D Virtual Tour and imagine yourself making memories here for years to come.