



GRASSROOTS
REALTY GROUP

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1319 54 Avenue Close
Lloydminster, Alberta

MLS # A2331889



\$369,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

For more information, please click the "More Information" button. Welcome to this beautifully maintained 3-bedroom, 3-bathroom raised bungalow nestled on a quiet cul-de-sac in the desirable College Park neighbourhood. Built in 2009, this 1,029 sq. ft. home offers the perfect blend of style, comfort, and functionality, making it an excellent choice for families, first-time buyers, or anyone looking for a move-in-ready home. Step inside to a bright and inviting main floor featuring vaulted ceilings, rich hardwood flooring, elegant wrought iron railings, and a cozy natural gas fireplace that creates a warm focal point in the living room. The functional layout includes two spacious bedrooms and two full bathrooms on the main floor, providing comfortable everyday living. The basement expands your living space with a beautiful family room finished in modern luxury vinyl plank flooring, a third bedroom, and an additional full bathroom—perfect for guests, teenagers, or a home office. Outside, you’ll enjoy a large, fully fenced backyard complete with a deck, offering plenty of room for children, pets, entertaining, or relaxing on summer evenings. Several appliances have been updated over the past few years, adding to the home’s value and appeal. Ideally located near the Servus Sports Centre with convenient access to 12th Street, this home offers quick access to schools, parks, recreation, shopping, and everyday amenities while being tucked away on a quiet cul-de-sac.