



GRASSROOTS
REALTY GROUP

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1306 52C Avenue
Lloydminster, Alberta

MLS # A2332498



\$649,369

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,568 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Irregular Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sauna, Walk-In Closet(s)		
Inclusions:	Built-in Coffee Maker		

Luxury, space, and quality come together in this stunning 1,500+ sq. ft. modified bi-level! Offering 5 bedrooms and 3 beautifully finished bathrooms, this high-end home is designed for both everyday living and entertaining. The open-concept main floor features a spacious foyer, a show-stopping island kitchen with a gas stove, built-in coffee maker, and new appliances. The fully developed basement boasts a massive recreation area, gorgeous tiled bathrooms, and a cedar sauna for the ultimate place to unwind. Thoughtful storage is found throughout the home, ensuring everything has its place. Step outside to enjoy the covered deck, concrete RV pad with gated access to back yard, wood shed, garden shed and a brand-new, fully permitted 36' x 16' powered shop. The maintenance-free front yard, attached double garage, RV parking, and the privacy of having no rear neighbors make this property as practical as it is beautiful. Located in a quiet neighborhood just minutes from parks, walking trails, the skate park, and the Servus Sports Centre, with quick access to 12th Street, this exceptional home truly has it all. A rare opportunity to own an absolutely gorgeous, move-in-ready property loaded with premium finishes and outstanding amenities!