



GRASSROOTS
REALTY GROUP

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20, 1407 53 Avenue
Lloydminster, Alberta

MLS # A2334628



\$299,000

Division:	College Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MDR
Foundation:	Wood	Utilities:	-
Features:	Quartz Counters		

Inclusions:	NA
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Welcome to this move-in-ready, three-bedroom, 3.5-bathroom townhouse, ideally situated in a quiet and welcoming condo community. The bright, thoughtfully designed interior features a comfortable mix of hardwood, tile and carpet flooring, along with central air conditioning for year round comfort. The kitchen is finished with attractive quartz countertops, offering a stylish and durable workspace for cooking and entertaining. The functional layout also includes convenient second-floor laundry and a spacious primary bedroom complete with its own three-piece ensuite. The fully finished basement provides valuable additional living space ideal for a recreation room, home office or guest area—while ample storage throughout the home helps keep everything organized. Central vacuum and an attached single-car garage add even more everyday convenience. Well maintained and truly turn-key, this inviting property offers comfortable, low-maintenance living in a peaceful location with a strong sense of community. Simply move in, settle down and make it your own.