



GRASSROOTS
REALTY GROUP

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2306 52A Avenue Close
Lloydminster, Alberta

MLS # A2343238



\$699,900

Division:	College Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,806 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: N/A

This pristine and truly one of a kind home is immersed in one of College Park's most mature and sought after locations. Surrounded by an incredible garden like oasis, the yard feels like your own private sanctuary with mature trees, lush greenery, and beautiful nature views from nearly every window. This home is filled with character, warmth, and an abundance of natural light. Beautiful hardwood flooring flows throughout, adding warmth and immense character to the home. It has been completely modernized inside and out, with new windows, shingles, siding, doors and interior upgrades the list goes on! The unique open floor plan is accentuated with the vaulted ceilings and warm tones connect the front living area seamlessly into the TV room, kitchen, and dining space, creating an inviting layout that works effortlessly for both everyday living and entertaining. The kitchen features granite countertops and incredible views of the expansive yard, allowing the natural surroundings to become part of the home. Main floor laundry adds functionality, while the heated double attached garage offers ample storage and year-round convenience. The upper level hosts three spacious bedrooms along with a stunning high-end custom bathroom. The fully finished lower level continues the same warmth and character with a large living room, two dens offering flexible space for an office, gym, or guests, a half bathroom, summer kitchen, and ample storage. This home is unique, pristine, full of character, completely updated and built with fir to stand the test of time. This home is surrounded by nature in an incredible College Park location. A truly special property that offers the feeling of your own private sanctuary while still being close to everything.