



**GRASSROOTS**  
REALTY GROUP

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1705 52 Avenue  
Lloydminster, Alberta

MLS # A2344828



**\$489,900**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | College Park                                                            |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 1,765 sq.ft.                                                            | Age:   | 2006 (20 yrs old) |
| Beds:     | 4                                                                       | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Drive Through, Driveway, Garage Door Opener, He |        |                   |
| Lot Size: | 0.14 Acre                                                               |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped         |        |                   |

|             |                                              |            |     |
|-------------|----------------------------------------------|------------|-----|
| Heating:    | Forced Air                                   | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle                              | Condo Fee: | -   |
| Basement:   | Full                                         | LLD:       | -   |
| Exterior:   | Wood Frame                                   | Zoning:    | LDR |
| Foundation: | Wood                                         | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Sump Pump(s) |            |     |

Inclusions: N/A

Location, space, and privacy come together in this beautiful College Park two-storey! Ideally positioned across from the lake and walking paths while backing onto green space, this home offers a fantastic setting with no neighbours directly behind. Step inside to a bright, welcoming foyer filled with natural light from the oversized windows. The main floor features a spacious open-concept design with freshly refinished hardwood floors throughout the great room, a generous dining area, and a well-appointed kitchen complete with maple cabinetry, a centre island, and plenty of pantry storage. Large windows overlook the backyard and bring even more natural light into the heart of the home. Upstairs you'll find three bedrooms, including an impressive primary suite offering over 270 sq. ft. of space, a walk-in closet, and private ensuite. The fully finished basement adds even more versatility with a comfortable family room, fourth bedroom, additional bathroom, and a den that makes an ideal home office, playroom, or hobby space. Car enthusiasts and anyone needing extra storage will appreciate the heated triple tandem garage, complete with a rear overhead door providing convenient access to the backyard and additional parking options. Outside, enjoy a spacious deck perfect for morning coffee or summer evenings, garden boxes ready for planting, underground sprinklers in the front yard, and the added privacy of the green space beyond. With a great College Park location and quick possession available, this home is ready for its next owners!