

# **\$314,900 - 1320 54 Avenue close, Lloydminster**

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MLS® #A2213325

**\$314,900**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

West Lloydminster, Lloydminster, Alberta

Charming Starter Home in College Park â€”  
Room to Grow!

Welcome to this well-maintained 1050 sqft 2009-built bungalow in the heart of College Park! With 4 spacious bedrooms (2 up, 2 down) and 2 full bathrooms, this home offers the perfect blend of functionality and comfort for first-time buyers, young families, or anyone looking for more space.

Step inside to a warm and inviting living room featuring hardwood flooring and a cozy gas fireplace â€” perfect for relaxing evenings. The open-concept kitchen and dining area make entertaining a breeze, with an abundance of cabinetry, a central island, and mostly newer appliances to keep things running smoothly. The main bathroom has been beautifully renovated with modern tiling in the shower for a fresh, updated look.

The generously sized primary bedroom includes a walk-in closet, while all four bedrooms offer plenty of room for furniture, guests, or work-from-home setups. Downstairs, the large family room is ideal for movie nights or playtime, plus thereâ€™s a bonus flex room that can serve as an office, hobby space, or extra storage.

Enjoy summer BBQs on the two-tiered deck overlooking a spacious corner-lot yard â€” perfect for pets, gardening, or just soaking up



the sun. The hot water heater is only 3 years old, adding peace of mind, and you're just minutes away from Servus Sports Centre, parks, and other amenities.

Don't miss this move-in-ready gem in a great location!

Built in 2009

**Essential Information**

MLS® #	A2213325
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1320 54 Avenue
Subdivision	close
City	West Lloydminster
County	Lloydminster
Province	Lloydminster
Postal Code	Alberta
	T9V2K1

**Amenities**

Parking Spaces	2
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Parking	Concrete Driveway, Parking Pad
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## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 19th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	eXp Realty (Lloyd)
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