

# **\$779,900 - 1620 53a Avenue close, Lloydminster**

MLS® #A2203408

**\$779,900**

4 Bedroom, 3.00 Bathroom, 2,416 sqft

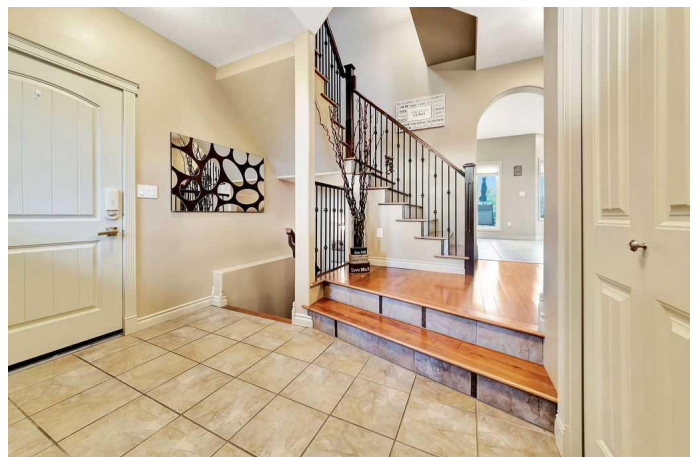
Residential on 0.29 Acres

College Park, Lloydminster, Alberta

This is the one! A home that truly has something for everyone! This spacious two-story gem offers approximately 2,415 square feet of comfortable living space, featuring 4 bedrooms and 2.5 bathrooms, all situated on a generous 12,000+ square foot lot backing onto green space and College Park School. Built in 2009, this custom-designed home is loaded with thoughtful upgrades for efficiency and comfort.

Step inside and feel right at home with warm neutral tones, gleaming tile, and rich hardwood floors. The kitchen and dining area, perfectly positioned at the back of the home, offer easy access to the deck and backyard—ideal for summer barbecues and entertaining. The kitchen boasts beautifully updated cabinetry, quartz countertops, and a spacious pantry. At the front of the home, the inviting family room features hardwood floors and a cozy gas fireplace—perfect for unwinding at the end of the day. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find three spacious bedrooms, all with hardwood flooring. The primary suite is a relaxing retreat, complete with a walk-in closet and a spa-like 4-piece ensuite, featuring a stunning clawfoot tub and in-floor heating. A massive bonus room with a gas fireplace offers the perfect space for family movie nights. This level also includes a well-appointed laundry room with storage and cabinetry, along with another full 4-piece bathroom.



The ICF block basement is designed for comfort and versatility, featuring a recreation room with an electric fireplace, an additional bedroom, and a small den—ideal for a home office. With vinyl plank flooring and in-floor heating, the lower level offers both style and warmth.

Parking and storage are a dream with not just one, but two garages! The heated attached double garage provides everyday convenience, while the detached double garage perfect for all your toys is fully wired with TV hookups and includes a 26' x 12' loft—perfect for storage or a workshop.

Additional Features:

Electric in-floor heat in the kitchen and dining room, Triple-pane windows, ICF block basement, Emergency 60 AMP electrical panel for generator, Sump pump plus a battery-operated sump pump in case of power outage, 9-foot ceilings on the main floor and basement, Wired for surround sound, Epoxy floor in the garage, Underground sprinklers, 8x8 shed, RV Parking.

This exceptional home offers a perfect blend of modern amenities and natural beauty.

Don't miss out on the opportunity to make it yours. Schedule a viewing today and discover your new dream home! Check out the 3D Tour!

Built in 2009

### Essential Information

MLS® #	A2203408
Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,416
Acres	0.29

Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1620 53a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J2

### Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached, Heated Garage, 220 Volt Wiring, RV Access/Parking
# of Garages	4

### Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Wired for Sound, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, RV Hookup
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation                    ICF Block

**Additional Information**

Date Listed                    March 18th, 2025  
Days on Market                47  
Zoning                            R1

**Listing Details**

Listing Office                    RE/MAX OF LLOYDMINSTER

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