

\$369,900 - 1707 52 Avenue, Lloydminster

MLS® #A2233827

\$369,900

3 Bedroom, 2.00 Bathroom, 1,397 sqft
Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Welcome to 1707 52 Avenue, nestled in one of Lloydminster's most popular neighbourhoods, College Park. This well-maintained home features hardwood floors and vaulted ceilings, creating a bright and open feel throughout the main living area. It features three bedrooms upstairs, including a spacious primary bedroom with a walk-in closet and a private 4-piece ensuite. The kitchen is perfect for any home chef with its ample cabinetry, pantry, and functional island, while the dining area opens onto your east-facing yard—ideal for morning coffees in the sun. The basement is undeveloped, ready for your personal touch to create extra living space just the way you want it. Located near parks, schools, and all amenities, this home is an excellent option for families seeking space and comfort in a prime location. 3D virtual tour available!

Built in 2006

Essential Information

MLS® #	A2233827
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,397
Acres	0.13
Year Built	2006



Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	1707 52 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3K9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Jetted Tub, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	June 30th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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