

# \$829,900 - 1618 54 Avenue Close, Lloydminster

MLS® #A2237901

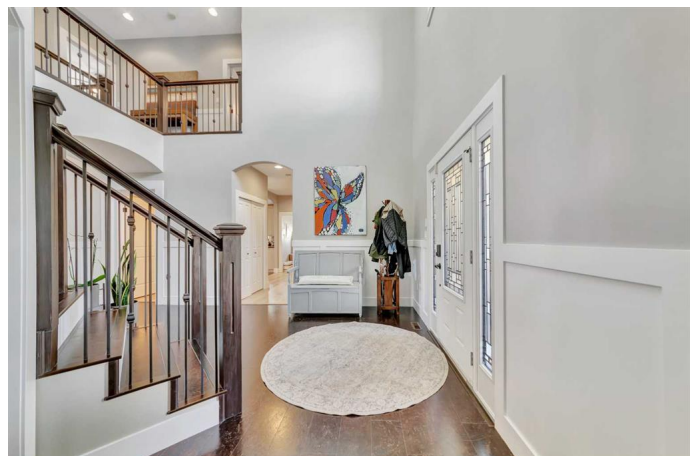
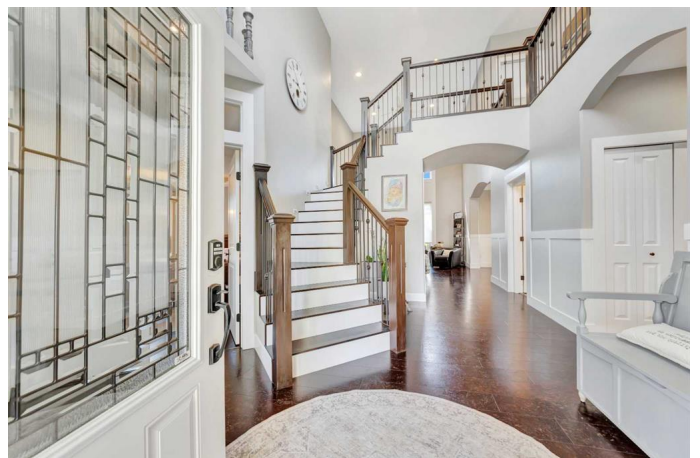
**\$829,900**

5 Bedroom, 4.00 Bathroom, 2,249 sqft

Residential on 0.30 Acres

College Park, Lloydminster, Alberta

Welcome to 1618 54 Avenue Close in Lloydminster, AB, a stunning family home backing onto College Park School, featuring a grand entryway that makes a lasting impression. This spacious property boasts five bedrooms, a den, and high ceilings, creating a bright and open feel. The main floor primary suite offers a large walk-in closet, double sinks, a relaxing tub, and a custom walk-in shower. Upstairs, two bedrooms share a convenient 5-piece Jack-and-Jill bathroom, perfect for kids or guests. The kitchen boasts quartz countertops, a pantry, an island with table seating, and direct access to the yard featuring a composite deck with a gas BBQ line for easy outdoor entertaining. The basement is fully finished, featuring two bedrooms, a 3-piece bathroom, a stylish bar area, and a large utility room with ample storage space. The home also features a central vacuum kick plate in the kitchen for quick sweeping and dirt removal, as well as a main floor laundry. You'll love the central air conditioning for those warm summer days, the heated triple-attached garage with hot and cold water taps, a sump, and a full garage door leading to the backyard, plus a shed for extra storage. Outside, enjoy the landscaped yard with an underground sprinkler system, a beautiful fire pit area, and its prime cul-de-sac location. This home combines comfort, functionality, and thoughtful upgrades for any growing family. 3D Virtual Tour Available!



Built in 2009

## Essential Information

MLS® #	A2237901
Price	\$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,249
Acres	0.30
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	1618 54 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J9

## Amenities

Parking Spaces	3
Parking	Concrete Driveway, Insulated, RV Access/Parking, Heated Garage, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Central Vacuum, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Double Vanity, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	BBQ gas line, Fire Pit
-------------------	------------------------

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Treed, Underground Sprinklers
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Vinyl Siding, Wood Frame
--------------	---------------------------------

Foundation	Wood
------------	------

## Additional Information

Date Listed	July 10th, 2025
-------------	-----------------

Days on Market	51
----------------	----

Zoning	R1
--------	----

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.