

# **\$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 |
|----------------|---|



|         |                                |
|---------|--------------------------------|
| Parking | Concrete Driveway, Parking Pad |
|---------|--------------------------------|

## 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 | 11               |
| Zoning         | R1               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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