

\$389,900 - 1304 54 Avenue close, Lloydminster

MLS® #A2240409

\$389,900

4 Bedroom, 3.00 Bathroom, 1,041 sqft

Residential on 0.18 Acres

College Park, Lloydminster, Alberta

Opportunities like this don't come around often! Tucked away in a quiet College Park cul-de-sac, this 2009-built bi-level sits on an immense 700+ sq/m lot and is loaded with features inside and out.

Step inside to discover 4 generous bedrooms, a spacious kitchen packed with cabinetry, and a primary suite complete with walk-in closet and en-suite. The backyard? An entertainer's dream! Meticulously landscaped with room to roam, relax, or play.

But the crown jewel? The 2021 4-season swim spa—perfect for fitness or unwinding year-round. Craving laps in summer or a hot soak in winter? This high-end unit heats up into a massive hot tub oasis. Housed in the insulated oversized single garage, it's ready when you are!

Located in one of the city's most sought-after neighborhoods, this is your chance to own a versatile, value-packed home under \$400,000. Act fast—homes like this don't last!

Built in 2009

Essential Information

MLS® # A2240409

Price \$389,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,041
Acres	0.18
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1304 54 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K1

Amenities

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 16th, 2025
Days on Market	87
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY ELITE
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