

# \$509,900 - 1607 54 Avenue close, Lloydminster

MLS® #A2256053

**\$509,900**

5 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

Welcome to College Park Living in  
Lloydminster!

This beautiful home offers over 1,300 sq ft of thoughtfully designed space, with 3 bedrooms on the main level and 2 additional bedrooms downstairs—perfect for growing families.

The custom kitchen with a large island is ideal for cooking and entertaining, with seamless access to the yard from the dining room. The primary suite includes a 4-piece ensuite, and with a total of 3 bathrooms, there's plenty of space for the whole family. The spacious basement features a family room and a theatre room—the ultimate setup for cozy nights in.

Stay comfortable year-round with central air conditioning, and enjoy the heated garage with a rear door leading to the generous yard. A spacious laundry room and ample storage add convenience and function to this already impressive home. 3D Virtual Tour Available!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2256053  |
| Price      | \$509,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,354       |
| Acres          | 0.16        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1607 54 Avenue |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2J9        |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 2                                                           |
| Parking        | Aggregate, Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Pantry, See Remarks, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | Central Air                                                          |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line                                             |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Wood                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 57                   |

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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