

# \$499,900 - 1608 53a Avenue, Lloydminster

MLS® #A2204631

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,490 sqft  
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully maintained 5-bedroom, 3-bathroom home, perfectly situated on a quiet cul-de-sac in one of the area's most sought-after neighborhoods. With 1,429 square feet of thoughtfully designed living space, this modified bi-level features an open-concept layout with vaulted ceilings and large windows that fill the home with natural light. The spacious front entry offers plenty of closet space and leads into a warm, neutral interior that feels both comfortable and inviting. The primary bedroom is a private retreat with a luxurious 5-piece ensuite, including a soaker tub, double shower, and his-and-hers closets. The fully finished basement adds even more space for relaxing or entertaining.

Outside, the landscaped backyard features a two-tier deck and a gas line for your BBQ—perfect for summer evenings. Additional highlights include central air conditioning, roughed-in central vac, RV parking, and a heated, oversized double garage (25' x 26').

Located in a quiet, family-friendly area close to parks, schools, walking paths, and everyday amenities, this home offers the perfect blend of comfort and convenience. Pride of ownership is evident throughout—this move-in ready home is truly a must-see.

Built in 2008



## Essential Information

MLS® #	A2204631
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,490
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	1608 53a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J2

## Amenities

Parking Spaces	2
Parking	RV Access/Parking

## Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	31
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.