

# \$265,900 - 5, 1407 53 Avenue, Lloydminster

MLS® #A2218303

## \$265,900

3 Bedroom, 4.00 Bathroom, 1,166 sqft

Residential on 0.00 Acres

College Park, Lloydminster, Alberta

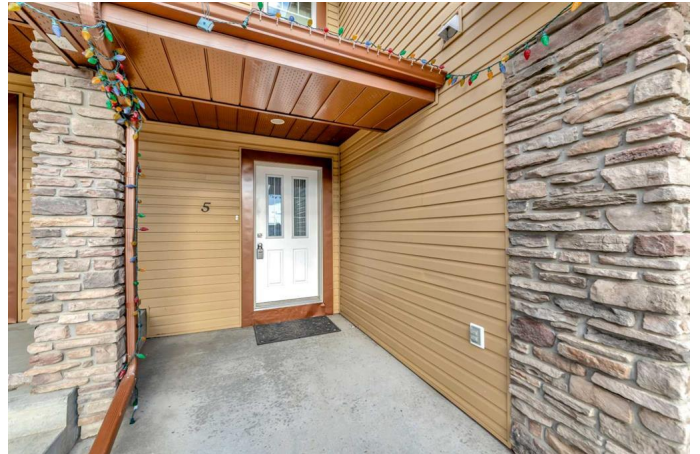
Check out Unit 5, 1407 53 Avenue in Willow Glen Placeâ€”right in the heart of College Park. This townhouse offers three bedrooms and laundry upstairs, plus a primary bedroom with a walk-in closet and private three-piece ensuite. The kitchen features quartz countertops, and the fully finished basement gives you a large family room, extra storage, and another full bathroom. Comes with a 19x21 single attached garage and all appliances. Pets allowed with some restrictions.

Built in 2009

### Essential Information

MLS® #	A2218303
Price	\$265,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information



Address	5, 1407 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J5

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Concrete Driveway, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	R4

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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