

# \$369,900 - 12, 2115 52b Avenue, Lloydminster

MLS® #A2245644

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0.07 Acres

College Park, Lloydminster, Alberta

Beautifully maintained bungalow-style condo in desirable College Park. The main floor features hardwood flooring, an open kitchen, dining and living area with gas fireplace, two bedrooms, a full bath with jacuzzi tub, and main floor laundry.

The fully finished basement offers a spacious family room, extra bedroom, full bath, and generous storage. Enjoy added features like a skylight, central A/C, newer shingles, eavestroughs, hot water heater, and rubber-paved driveway.

Relax on the private deck with gazebo and BBQ gas line. With an attached garage and move-in ready condition, this home is the perfect blend of comfort and convenience.

Built in 2003

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245644               |
| Price          | \$369,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,033                  |
| Acres          | 0.07                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, Bungalow |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12, 2115 52b Avenue |
| Subdivision | College Park        |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 3G3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas, Living Room                                                            |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Fruit Trees/Shrub(s)     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | R3                |

**Listing Details**

Listing Office                RE/MAX OF LLOYDMINSTER

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