

**1309 54 Avenue Close**  
**Lloydminster, Alberta**

**MLS # A2204608**



**\$432,500**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest, H		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Make your move! Here you find a well cared for 2010 bi-level in an excellent College Park, cul-de-sac location! This property is tenant occupied by the same tenants since 2016 and at this time is seeking new owners. A massive front entry way provides for room for everyone to get in the door and remove coats, boots or backpacks and there is direct access to the double attached, insulated and heated garage. The main living/dining and kitchen area is open concept with a large island and full stainless steel kitchen appliance package. There is plenty of cabinetry and a pantry for additional storage. Large windows off the living and potlights create a well lit space overlooking the rear yard. There are four bedrooms in total and all are a generous size. The primary bedroom features a walk in closet and convenient three piece ensuite. A fully finished basement with a supersized family room has lots of potential for any furniture layouts you need or a playroom, theatre or exercise equipment space. The yard is partially fenced with a deck and there is RV Parking.