

\$389,000 - 2407 53 Avenue, Lloydminster

MLS® #A2212300

\$389,000

4 Bedroom, 3.00 Bathroom, 1,048 sqft

Residential on 0.01 Acres

College Park, Lloydminster, Alberta

Step into this beautifully updated 1048 sq ft bungalow, perfectly placed on a mature, tree-lined street in the heart of College Park — one of Lloydminster's most peaceful and family-friendly neighborhoods. Inside, you'll find 3 bright bedrooms on the main floor, a spacious 4th bedroom downstairs, and a layout that just makes sense. The open-concept living and dining area is filled with natural light, accented by warm hardwood floors and stylish tile finishes, making it ideal for both everyday living and weekend entertaining. The kitchen flows effortlessly into the main space — giving you plenty of room to cook, host, and enjoy. Your primary bedroom includes a private 3-piece ensuite, giving you that extra bit of comfort and convenience. Downstairs, there's more room to grow — whether it's for guests, a home office, or that games room you've always wanted. Outside, enjoy your fully fenced backyard oasis — private, peaceful, and perfect for summer BBQs, gardening, or simply kicking back and relaxing under the stars. Located close to schools, parks, and all amenities, this home blends charm, space, and a location that's hard to beat. Don't miss your chance — homes like this in College Park don't come around often!

Built in 1993

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2212300 |
| Price | \$389,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,048 |
| Acres | 0.01 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2407 53 Avenue |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V2R1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters |
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|-----------------|
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 21 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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