

# \$459,777 - 2011 53 Avenue, Lloydminster

MLS® #A2225830

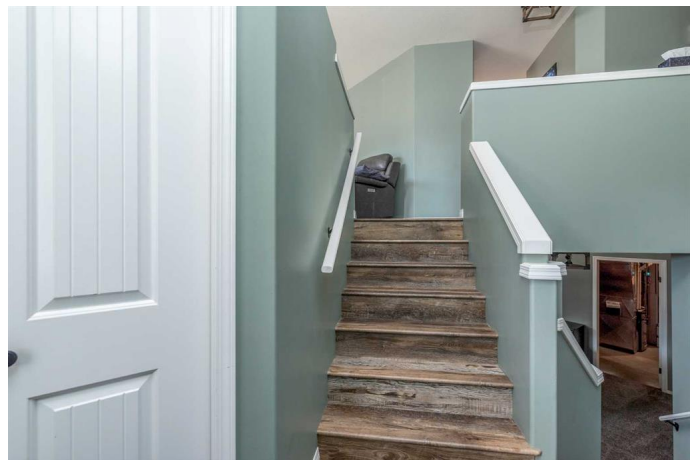
**\$459,777**

5 Bedroom, 3.00 Bathroom, 1,156 sqft  
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully updated home located in the heart of College Park, one of the area's most desirable and family-friendly neighbourhoods. Nestled in a quiet community with fantastic neighbors, this home offers both comfort and convenience. Featuring 5 spacious bedrooms and 3 full bathrooms, this residence is perfect for growing families or those who love to entertain. The main floor boasts a bright and inviting living room with a wood-burning fireplace, creating a warm, open atmosphere. The large kitchen includes a central island—perfect for casual dining, meal prep, or gathering with guests. Some recent updates include fresh paint, new flooring, a high-efficiency Lennox furnace, and central air conditioning to keep you comfortable year-round. The attached double garage offers a unique rear overhead door that opens to the backyard, making it easy to access your private, raised garden beds or outdoor tools. Step outside onto the private two-tier deck, ideal for relaxing or hosting summer BBQs in your cozy, landscaped backyard. Enjoy the peace of your surroundings while being just a short walk to College Park School and several nearby parks. This move-in-ready home combines charm, updates, and a top-tier location. Don't miss your opportunity to own in College Park—schedule your showing today! Check out the 3D virtual tour!

Built in 2007



## Essential Information

MLS® #	A2225830
Price	\$459,777
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,156
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	2011 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2G9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	24
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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