

# \$364,900 - 2310 52b Avenue, Lloydminster

---

MLS® #A2227695

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

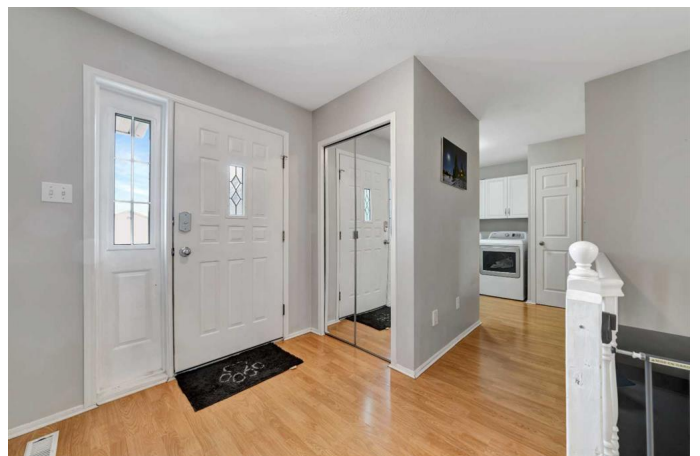
This large 1,333 square foot bungalow is situated on a quiet street in the highly desirable and established College Park neighborhood, this charming bungalow is just steps from scenic walking paths, green space, and College Park School. The home offers a bright and refreshed interior with a functional and stylish floor plan and a solid concrete foundation.

From the moment you arrive, you'll be welcomed by exceptional curb appeal, a spacious front porch, mature landscaping, and convenient RV parking. Inside, a generous entryway leads into a sunken living room, formal dining area, and cozy breakfast nook.

The main floor also features a laundry room with direct access to the double attached garage. Upstairs, you'll find three bedrooms and two bathrooms, including a spacious primary suite with French doors, a large walk-in closet, and a private ensuite.

The fully finished basement expands your living space with a large family room featuring a gas fireplace, an additional bedroom, and abundant storage. The den is large enough to be converted into a fifth bedroom if desired with a large window already in place.

Step outside to enjoy your west-facing, fully fenced backyard—ideal for summer entertaining. Relax under the covered deck or



on the stamped concrete patio surrounded by mature trees. This home also features a new furnace and central vacuum.

Built in 1992

**Essential Information**

MLS® #	A2227695
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,333
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2310 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R3

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Skylight(s), Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	72
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.