

# \$849,900 - 1618 54 Avenue Close, Lloydminster

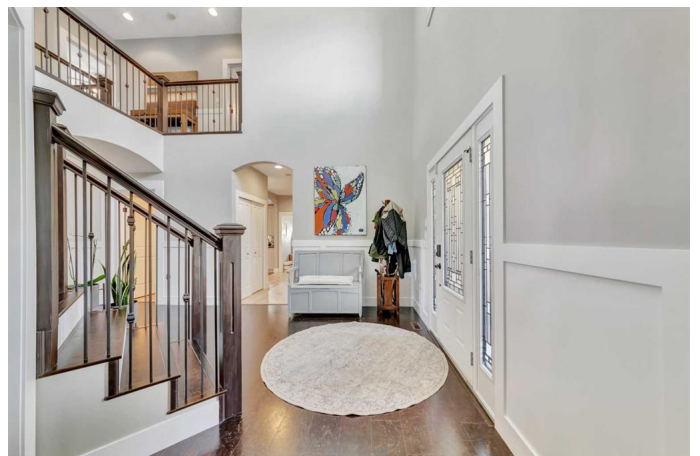
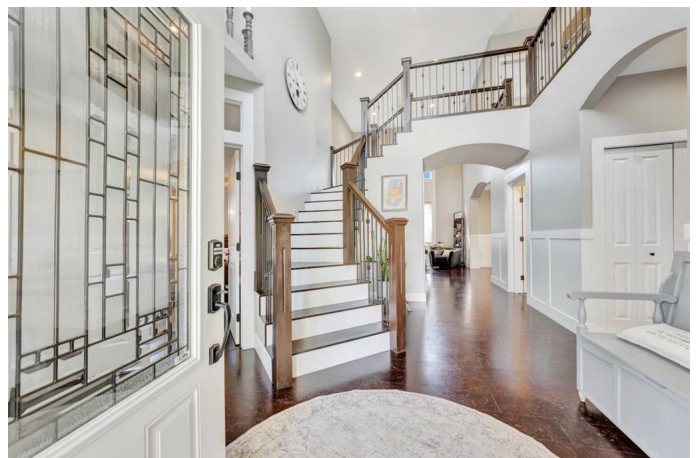
MLS® #A2237901

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,249 sqft  
Residential on 0.30 Acres

College Park, Lloydminster, Alberta

Welcome to 1618 54 Avenue Close in Lloydminster, AB, a stunning family home backing onto College Park School, featuring a grand entryway that makes a lasting impression. This spacious property boasts five bedrooms, a den, and high ceilings, creating a bright and open feel. The main floor primary suite offers a large walk-in closet, double sinks, a relaxing tub, and a custom walk-in shower. Upstairs, two bedrooms share a convenient 5-piece Jack-and-Jill bathroom, perfect for kids or guests. The kitchen boasts quartz countertops, a pantry, an island with table seating, and direct access to the yard featuring a composite deck with a gas BBQ line for easy outdoor entertaining. The basement is fully finished, featuring two bedrooms, a 3-piece bathroom, a stylish bar area, and a large utility room with ample storage space. The home also features a central vacuum kick plate in the kitchen for quick sweeping and dirt removal, as well as a main floor laundry. You'll love the central air conditioning for those warm summer days, the heated triple-attached garage with hot and cold water taps, a sump, and a full garage door leading to the backyard, plus a shed for extra storage. Outside, enjoy the landscaped yard with an underground sprinkler system, a beautiful fire pit area, and its prime cul-de-sac location. This home combines comfort, functionality, and thoughtful upgrades for any growing family. 3D Virtual Tour Available!



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237901          |
| Price          | \$849,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,249             |
| Acres          | 0.30              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 1618 54 Avenue |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2J9        |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 3  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Double Vanity, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener                 |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
|-------------------|------------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Treed, Underground Sprinklers |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
|--------------|---------------------------------|

|            |      |
|------------|------|
| Foundation | Wood |
|------------|------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

## Listing Details

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

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