

\$499,900 - 1607 54 Avenue close, Lloydminster

MLS® #A2256053

\$499,900

5 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.16 Acres

College Park, Lloydminster, Alberta

Welcome to College Park Living in
Lloydminster!

This beautiful home offers over 1,300 sq ft of thoughtfully designed space, with 3 bedrooms on the main level and 2 additional bedrooms downstairs—perfect for growing families.

The custom kitchen with a large island is ideal for cooking and entertaining, with seamless access to the yard from the dining room. The primary suite includes a 4-piece ensuite, and with a total of 3 bathrooms, there's plenty of space for the whole family. The spacious basement features a family room and a theatre room—the ultimate setup for cozy nights in.

Stay comfortable year-round with central air conditioning, and enjoy the heated garage with a rear door leading to the generous yard. A spacious laundry room and ample storage add convenience and function to this already impressive home. 3D Virtual Tour Available!

Built in 2010

Essential Information

MLS® #	A2256053
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,354
Acres	0.16
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1607 54 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J9

Amenities

Parking Spaces	2
Parking	Heated Garage, Insulated, Aggregate, Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Vinyl Windows, Central Vacuum
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 12th, 2025
Days on Market	67

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.