

\$314,900 - 1320 54 Avenue close, Lloydminster

MLS® #A2213325

\$314,900

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

West Lloydminster, Lloydminster, Alberta

Charming Starter Home in College Park â€”
Room to Grow!

Welcome to this well-maintained 1050 sqft 2009-built bungalow in the heart of College Park! With 4 spacious bedrooms (2 up, 2 down) and 2 full bathrooms, this home offers the perfect blend of functionality and comfort for first-time buyers, young families, or anyone looking for more space.

Step inside to a warm and inviting living room featuring hardwood flooring and a cozy gas fireplace â€” perfect for relaxing evenings. The open-concept kitchen and dining area make entertaining a breeze, with an abundance of cabinetry, a central island, and mostly newer appliances to keep things running smoothly. The main bathroom has been beautifully renovated with modern tiling in the shower for a fresh, updated look.

The generously sized primary bedroom includes a walk-in closet, while all four bedrooms offer plenty of room for furniture, guests, or work-from-home setups. Downstairs, the large family room is ideal for movie nights or playtime, plus thereâ€™s a bonus flex room that can serve as an office, hobby space, or extra storage.

Enjoy summer BBQs on the two-tiered deck overlooking a spacious corner-lot yard â€” perfect for pets, gardening, or just soaking up



the sun. The hot water heater is only 3 years old, adding peace of mind, and you're just minutes away from Servus Sports Centre, parks, and other amenities.

Don't miss this move-in-ready gem in a great location!

Built in 2009

Essential Information

MLS® #	A2213325
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1320 54 Avenue
Subdivision	close
City	West Lloydminster
County	Lloydminster
Province	Lloydminster
Postal Code	Alberta
	T9V2K1

Amenities

Parking Spaces	2
----------------	---



Parking	Concrete Driveway, Parking Pad
---------	--------------------------------

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 19th, 2025
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

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.