

1620 53A AvenueClose
Lloydminster, Alberta

MLS # A2203408

\$779,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Double Garage		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Wired for Sound		

Inclusions: N/A

This is the one! A home that truly has something for everyone! This spacious two-story gem offers approximately 2,415 square feet of comfortable living space, featuring 4 bedrooms and 2.5 bathrooms, all situated on a generous 12,000+ square foot lot backing onto green space and College Park School. Built in 2009, this custom-designed home is loaded with thoughtful upgrades for efficiency and comfort. Step inside and feel right at home with warm neutral tones, gleaming tile, and rich hardwood floors. The kitchen and dining area, perfectly positioned at the back of the home, offer easy access to the deck and backyard—ideal for summer barbecues and entertaining. The kitchen boasts beautifully updated cabinetry, quartz countertops, and a spacious pantry. At the front of the home, the inviting family room features hardwood floors and a cozy gas fireplace—perfect for unwinding at the end of the day. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three spacious bedrooms, all with hardwood flooring. The primary suite is a relaxing retreat, complete with a walk-in closet and a spa-like 4-piece ensuite, featuring a stunning clawfoot tub and in-floor heating. A massive bonus room with a gas fireplace offers the perfect space for family movie nights. This level also includes a well-appointed laundry room with storage and cabinetry, along with another full 4-piece bathroom. The ICF block basement is designed for comfort and versatility, featuring a recreation room with an electric fireplace, an additional bedroom, and a small den—ideal for a home office. With vinyl plank flooring and in-floor heating, the lower level offers both style and warmth. Parking and storage are a dream with not just one, but two garages! The heated attached double garage provides everyday convenience, while the detached double garage perfect for

all your toys is fully wired with TV hookups and includes a 26' x 12' loft—perfect for storage or a workshop. Additional Features: Electric in-floor heat in the kitchen and dining room, Triple-pane windows, ICF block basement, Emergency 60 AMP electrical panel for generator, Sump pump plus a battery-operated sump pump in case of power outage, 9-foot ceilings on the main floor and basement, Wired for surround sound, Epoxy floor in the garage, Underground sprinklers, 8x8 shed, RV Parking. This exceptional home offers a perfect blend of modern amenities and natural beauty. Don’t miss out on the opportunity to make it yours. Schedule a viewing today and discover your new dream home! Check out the 3D Tour!