

2407 53 Avenue  
Lloydminster, Alberta

MLS # A2212300

\$389,000

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: None

Step into this beautifully updated 1048 sq ft bungalow, perfectly placed on a mature, tree-lined street in the heart of College Park — one of Lloydminster’s most peaceful and family-friendly neighborhoods. Inside, you’ll find 3 bright bedrooms on the main floor, a spacious 4th bedroom downstairs, and a layout that just makes sense. The open-concept living and dining area is filled with natural light, accented by warm hardwood floors and stylish tile finishes, making it ideal for both everyday living and weekend entertaining. The kitchen flows effortlessly into the main space — giving you plenty of room to cook, host, and enjoy. Your primary bedroom includes a private 3-piece ensuite, giving you that extra bit of comfort and convenience. Downstairs, there’s more room to grow — whether it’s for guests, a home office, or that games room you’ve always wanted. Outside, enjoy your fully fenced backyard oasis — private, peaceful, and perfect for summer BBQs, gardening, or simply kicking back and relaxing under the stars. Located close to schools, parks, and all amenities, this home blends charm, space, and a location that’s hard to beat. Don’t miss your chance — homes like this in College Park don’t come around often!