

**1903 52A Avenue**  
**Lloydminster, Alberta****MLS # A2213206****\$475,000**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn,		

**Heating:** Floor Furnace, Forced Air, Natural Gas**Floors:** Carpet, Ceramic Tile, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** Finished, Full, Walk-Out To Grade**Exterior:** Brick, Vinyl Siding, Wood Frame**Foundation:** Wood**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Features:** Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**Inclusions:** N/A

Welcome Home! Here you find a beautiful, spacious and carefully maintained modified bi-level, tucked into the corner of a quiet College Park cul-de-sac. With 1543 square feet this fully finished property is a step above the norm, featuring a walk out basement and a view of the lake from the top deck! This home is clean and bright throughout with a functional layout, featuring main floor laundry, a huge entry way, and five generously sized bedrooms. The primary has a vaulted ceiling, walk in closet and both a corner Jacuzzi tub and separate shower in the spa like ensuite. The kitchen is functional and welcoming, lots of room for multiple people to work comfortably in this area with plenty of user friendly counter space. There is an abundance of cabinetry, updated quartz countertops, handy island, modern white cabinet doors a pantry and broom closet for easy access to storage. Each of the stainless steel kitchen appliances are new within the past five years and are included in the sale. Scratch free laminate flooring has been installed in the main - great for saving on wear and tear from kids or pets! A modern lighting package is featured on the main where there is room to entertain and feed a crowd as the expansive space could work with any size of dining table. Another BONUS is that a brand new furnace was just installed! Awesome family hang out spaces are found here with the large vaulted living area or the tv/ theatre space, playroom, games area, office or workout room downstairs - there is plenty of flex space for what ever YOUR needs are in your new home! With the walk out basement the windows on thi level are large and provide for great light downstairs as well - does not feel basement like at all! The pie shaped lot is supersized, fully fenced and landscaped with a two tier deck and storage shed. In addition to the 22x26 insulated and heated garage with

a brand new garage door opener, you will also appreciate the opportunity for the additional RV parking. This is a lovely, well-cared for family home in a coveted neighbourhood. Make your move!