



1304 54 AvenueClose , Lloydminster, Alberta - \$389,900



Main Photo

Property Description

Opportunities like this don't come around often! Tucked away in a quiet College Park cul-de-sac, this 2009-built bi-level sits on an immense 700+ sq/m lot and is loaded with features inside and out.

Step inside to discover 4 generous bedrooms, a spacious kitchen packed with cabinetry, and a primary suite complete with walk-in closet and en-suite. The backyard? An entertainer's dream! Meticulously landscaped with room to roam, relax, or play.

But the crown jewel? The 2021 4-season swim spa—perfect for fitness or unwinding year-round. Craving laps in summer or a hot soak in winter? This high-end unit heats up into a massive hot tub oasis. Housed in the insulated oversized single garage, it's ready when you are!



Located in one of the city's most sought-after neighborhoods, this is your chance to own a versatile, value-packed home under \$400,000. Act fast—homes like this don't last!

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