



**1607 54 AvenueClose , Lloydminster, Alberta - \$524,900**



Main Photo

## Property Description

Welcome to College Park Living in Lloydminster!

This beautiful home offers over 1,300 sq ft of thoughtfully designed space, with 3 bedrooms on the main level and 2 additional bedrooms downstairs—perfect for growing families.

The custom kitchen with a large island is ideal for cooking and entertaining, with seamless access to the yard from the dining room. The primary suite includes a 4-piece ensuite, and with a total of 3 bathrooms, there's plenty of space for the whole family. The spacious basement features a family room and a theatre room—the ultimate setup for cozy nights in.

Stay comfortable year-round with central air conditioning, and enjoy the heated garage with a rear door



leading to the generous yard. A spacious laundry room and ample storage add convenience and function to this already impressive home. 3D Virtual Tour Available!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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