

# \$670,000 - 1605 55 Avenue close, Lloydminster

MLS® #A2215251

**\$670,000**

5 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 6253.83 Acres

College Park, Lloydminster, Alberta

Located in one of College Park's desirable cul-de-sacs, this large modified bi-level provides tons of space for your growing family. The beautiful main floor features hardwood floors, a gorgeous kitchen that features quartz counter tops, tons of counter space and a 10' island, plus large dining and living rooms that makes hosting events a breeze! The main floor also includes 2 bedrooms and a 4-piece bathroom. The primary bedroom is huge and you will love the vaulted ceilings! The bedroom measures approximately 18'x14' and also features a beautiful 5-piece ensuite and a walk-in closet. The basement is also a welcoming space to entertain featuring 9' ceilings and a huge family room! There are 2 more large bedrooms as well as a 4-piece bathroom. Enjoy your summers in the back yard that features a 2-tiered deck and attractive yard space highlighted by a stone retaining wall. The large triple garage is heated and has an overhead door to the back. Don't miss out on this beautiful home in a great location!

Built in 2011

## Essential Information

MLS® #	A2215251
Price	\$670,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,729
Acres	6,253.83
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	1605 55 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J9

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 26th, 2025
Days on Market	2
Zoning	R1

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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