

# \$829,900 - 1618 54 Avenue Close, Lloydminster

MLS® #A2237901

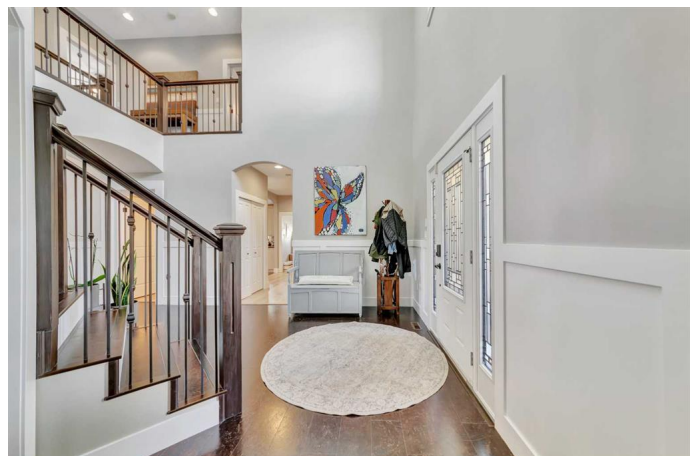
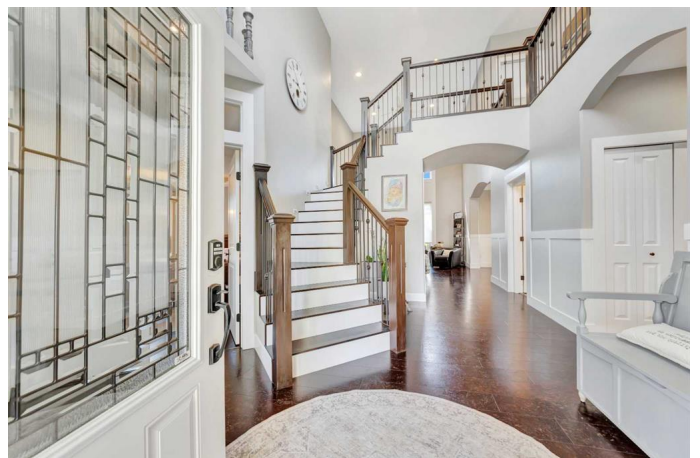
**\$829,900**

5 Bedroom, 4.00 Bathroom, 2,249 sqft

Residential on 0.30 Acres

College Park, Lloydminster, Alberta

Welcome to 1618 54 Avenue Close in Lloydminster, AB, a stunning family home backing onto College Park School, featuring a grand entryway that makes a lasting impression. This spacious property boasts five bedrooms, a den, and high ceilings, creating a bright and open feel. The main floor primary suite offers a large walk-in closet, double sinks, a relaxing tub, and a custom walk-in shower. Upstairs, two bedrooms share a convenient 5-piece Jack-and-Jill bathroom, perfect for kids or guests. The kitchen boasts quartz countertops, a pantry, an island with table seating, and direct access to the yard featuring a composite deck with a gas BBQ line for easy outdoor entertaining. The basement is fully finished, featuring two bedrooms, a 3-piece bathroom, a stylish bar area, and a large utility room with ample storage space. The home also features a central vacuum kick plate in the kitchen for quick sweeping and dirt removal, as well as a main floor laundry. You'll love the central air conditioning for those warm summer days, the heated triple-attached garage with hot and cold water taps, a sump, and a full garage door leading to the backyard, plus a shed for extra storage. Outside, enjoy the landscaped yard with an underground sprinkler system, a beautiful fire pit area, and its prime cul-de-sac location. This home combines comfort, functionality, and thoughtful upgrades for any growing family. 3D Virtual Tour Available!



Built in 2009

## Essential Information

MLS® #	A2237901
Price	\$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,249
Acres	0.30
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	1618 54 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J9

## Amenities

Parking Spaces	3
Parking	Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Central Vacuum, Double Vanity, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line, Fire Pit
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Underground Sprinklers, Treed
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Wood
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## Additional Information

Date Listed	July 10th, 2025
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Days on Market	62
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Zoning	R1
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## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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