

\$369,900 - 12, 2115 52b Avenue, Lloydminster

MLS® #A2245644

\$369,900

3 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0.07 Acres

College Park, Lloydminster, Alberta

Beautifully maintained bungalow-style condo in desirable College Park. The main floor features hardwood flooring, an open kitchen, dining and living area with gas fireplace, two bedrooms, a full bath with jacuzzi tub, and main floor laundry.

The fully finished basement offers a spacious family room, extra bedroom, full bath, and generous storage. Enjoy added features like a skylight, central A/C, newer shingles, eavestroughs, hot water heater, and rubber-paved driveway.

Relax on the private deck with gazebo and BBQ gas line. With an attached garage and move-in ready condition, this home is the perfect blend of comfort and convenience.

Built in 2003

Essential Information

MLS® #	A2245644
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow



Status	Active
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Community Information

Address	12, 2115 52b Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	3
Zoning	R3

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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