

# \$265,900 - 5, 1407 53 Avenue, Lloydminster

MLS® #A2218303

**\$265,900**

3 Bedroom, 4.00 Bathroom, 1,166 sqft

Residential on 0.00 Acres

College Park, Lloydminster, Alberta

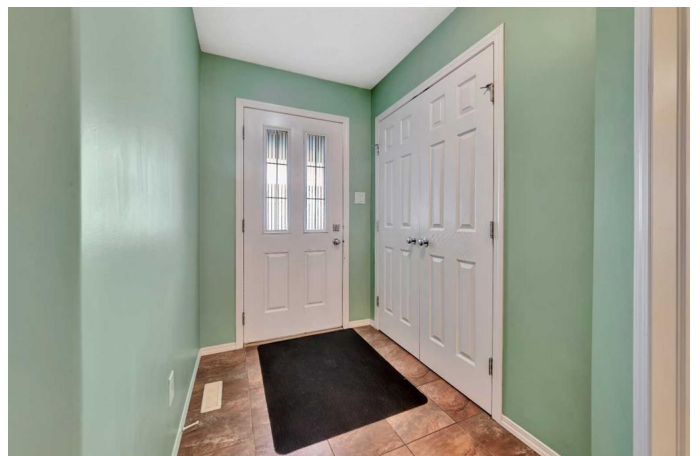
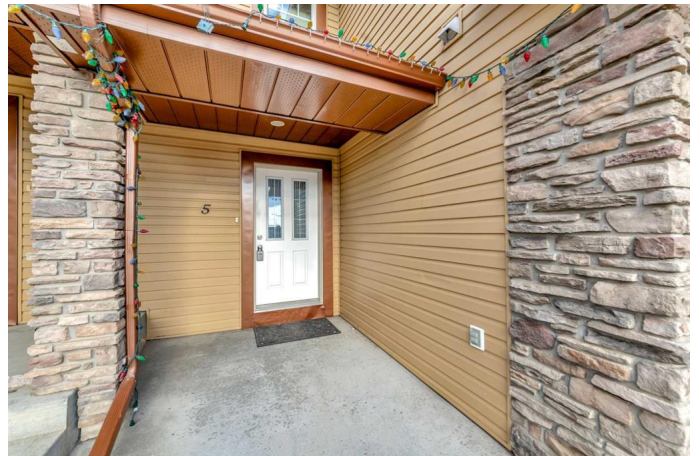
Check out Unit 5, 1407 53 Avenue in Willow Glen Placeâ€”right in the heart of College Park. This townhouse offers three bedrooms and laundry upstairs, plus a primary bedroom with a walk-in closet and private three-piece ensuite. The kitchen features quartz countertops, and the fully finished basement gives you a large family room, extra storage, and another full bathroom. Comes with a 19x21 single attached garage and all appliances. Pets allowed with some restrictions.

Built in 2009

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218303      |
| Price          | \$265,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,166         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 5, 1407 53 Avenue |
| Subdivision | College Park      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 2J5           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Visitor Parking                                      |
| Parking Spaces | 1  |
| Parking        | Concrete Driveway, Insulated, Single Garage Attached |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | City Lot, Landscaped            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Wood                            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | R4            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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