



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1304 54 AvenueClose
Lloydminster, Alberta

MLS # A2240409



\$389,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	Swim Spa		

Opportunities like this don't come around often! Tucked away in a quiet College Park cul-de-sac, this 2009-built bi-level sits on an immense 700+ sq/m lot and is loaded with features inside and out. Step inside to discover 4 generous bedrooms, a spacious kitchen packed with cabinetry, and a primary suite complete with walk-in closet and en-suite. The backyard? An entertainer's dream! Meticulously landscaped with room to roam, relax, or play. But the crown jewel? The 2021 4-season swim spa—perfect for fitness or unwinding year-round. Craving laps in summer or a hot soak in winter? This high-end unit heats up into a massive hot tub oasis. Housed in the insulated oversized single garage, it's ready when you are! Located in one of the city's most sought-after neighborhoods, this is your chance to own a versatile, value-packed home under \$400,000. Act fast—homes like this don't last!