

# \$284,000 - 1, 1407 53 Avenue, Lloydminster

MLS® #A2251706

## \$284,000

3 Bedroom, 4.00 Bathroom, 1,263 sqft  
Residential on 0.06 Acres

College Park, Lloydminster, Alberta

Welcome to Willow Glenn Place in the desirable College Park neighbourhood! This well-kept townhome offers comfort, style, and functionality throughout.

The main floor features a bright living area, a 2-piece guest bath, and a well-designed kitchen with a pantry and quartz countertops. Upstairs, youâ€™ll find convenient laundry, plus a spacious primary suite complete with a generous walk-in closet and a private 3-piece ensuite.

The fully finished basement extends your living space with a family/bedroom area, a 3-piece bath, and a utility room with ample storage. A single attached garage provides added convenience and secure parking.

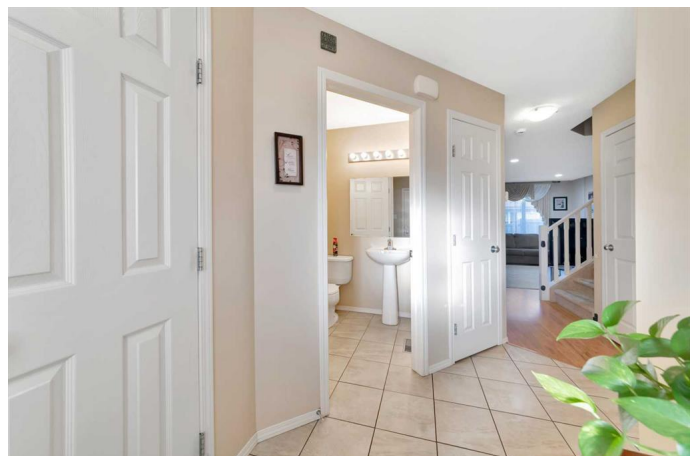
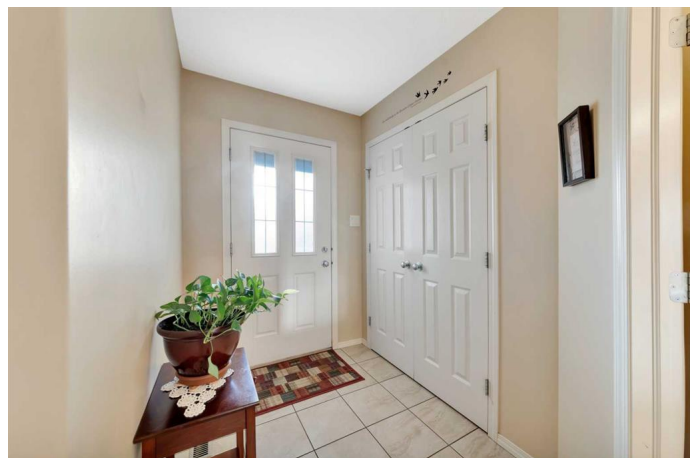
All appliances are included, making this home move-in ready. Condo fees are just \$344/month and cover water, lawn care, and snow removalâ€”leaving you more time to enjoy your home and less time worrying about upkeep.

A 3D virtual tour is available so you can explore every detail before stepping inside.

Built in 2009

## Essential Information

MLS® #                      A2251706



Price	\$284,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,263
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1, 1407 53 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Concrete Driveway, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	13
Zoning	R4
HOA Fees	344
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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