

1303 56 Avenue  
Lloydminster, Alberta

MLS # A2241767



# \$569,900

|                  |                                                      |               |                  |
|------------------|------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | College Park                                         |               |                  |
| <b>Type:</b>     | Residential/House                                    |               |                  |
| <b>Style:</b>    | Bi-Level                                             |               |                  |
| <b>Size:</b>     | 1,420 sq.ft.                                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                    | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Insulated |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                            |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot                                      |               |                  |

|                    |                                                               |                   |    |
|--------------------|---------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Other                                                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                                                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

Everything you are needing and more.... Inquire early and have your choice of interior finishing with picking your kitchen cabinets, flooring, siding and interior colours. This location is extremely quiet, and the home is just what you have been looking for in the marketplace. This modified bi-level home features 1420 square feet on the main above grade, with three bedrooms upstairs and 2 bathrooms upstairs- there is a finished family room in the basement included in the price and room for future development of another 2 bedrooms and a third bathroom. The main floor has 9' ceilings, the garage measures 22' wide and 24' deep. This residential lot is 40 meters deep.... 4 meters deeper than a standard lot, giving you more area in the backyard. This College Park location is where you want to be.. And in a brand-new home that is backed by new home warranty and built by a long standing new home builder in the community.