

\$599,900 - 1313 56 Avenue, Lloydminster

MLS® #A2179893

\$599,900

4 Bedroom, 4.00 Bathroom, 1,860 sqft
Residential on 0.11 Acres

College Park, Lloydminster, Alberta

This exceptionally crafted home from Bexson Homes will surely impress, with 1860 ft of living space, this 2 story home with double attached heated garage sitting on an ICF foundation offers space for the growing family. The main level offers comfortable living with 9'™ ceilings throughout, a spacious kitchen with quartz counters, tiled backsplash and pot filler for the inspiring chef. The adjacent dining area is perfect for holiday get togethers, relax in the formal living room anchored by a modern electric fireplace. A mudroom to keep the everyday clutter is tucked away from the main area as well there is a powder room for your guests. Upstairs enjoy the benefits of having an extra flexible bonus space for the family or kids to gather, the primary bedroom has walk in closet and ensuite with tiled shower and dual vanities. A total of three bedrooms are upstairs as well as a 4 piece bathroom and laundry room for convenience. Still need more room? The basement is finished with 9'™ ceilings, an additional family room, additional space for a games area, another bedroom or home office and bathroom. The possibilities are endless for comfortable family living!

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | A2179893 |
| Price | \$599,900 |



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,860 |
| Acres | 0.11 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1313 56 Avenue |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V3T5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |

| | |
|--------------|--|
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms), Stone, Vinyl Siding |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 22nd, 2024 |
| Days on Market | 151 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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