

\$599,900 - 1315 56 Avenue, Lloydminster

MLS® #A2153078

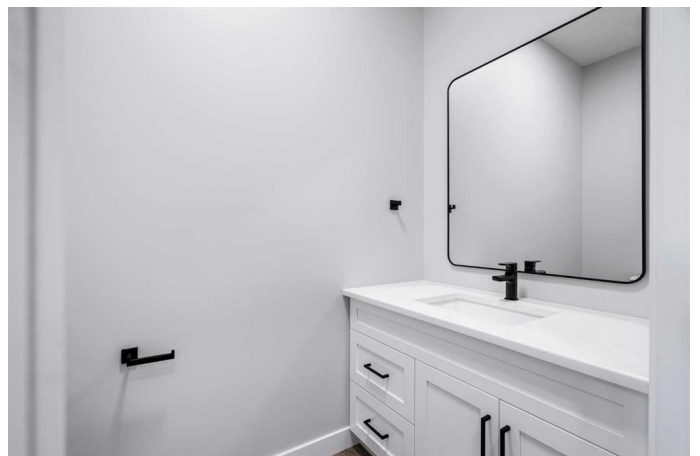
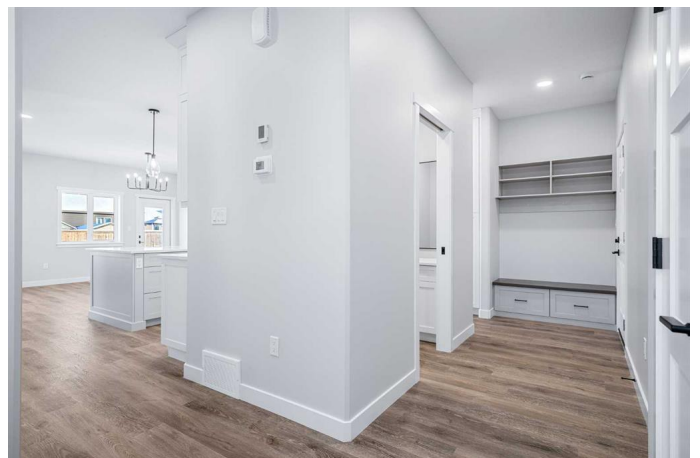
\$599,900

4 Bedroom, 4.00 Bathroom, 1,799 sqft

Residential on 0.13 Acres

College Park, Lloydminster, Alberta

This exceptionally crafted home from Bexson Homes will surely impress, with 1799 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 adjacent to the dining area and 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, another bedroom or home office and bathroom. The possibilities are endless for comfortable family living!



Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2153078 |
| Price | \$599,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |

| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,799 |
| Acres | 0.13 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1315 56 Avenue |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3T5 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Floor Furnace, Fireplace(s), Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame |

Foundation ICF Block

Additional Information

Date Listed July 29th, 2024
Days on Market 272
Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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