# \$249,900 - 28, 4201 56 Avenue, Lloydminster

MLS® #A2189292

### \$249,900

1 Bedroom, 2.00 Bathroom, 1,017 sqft Residential on 0.10 Acres

Southridge, Lloydminster, Alberta

Welcome to Horizon Village, a desirable adult living community where you can enjoy a maintenance-free lifestyle. This well-maintained 1-bedroom home at 28, 43-201 56 Avenue in Lloydminster, AB, is perfect for those seeking a relaxing retirement.

The bright and open main floor features vaulted ceilings, a spacious primary bedroom with an ensuite, and the convenience of main-floor laundry. Step out onto the deck just off the kitchen, complete with a natural gas BBQ hookup, and enjoy your outdoor space with ease. The single attached garage adds extra comfort and security, while the undeveloped basement provides plenty of potential for future expansion. Plus, with lawn care and snow removal included, you can focus on enjoying life. Just a short walk to the mall and other amenities, this home offers convenience and comfort. All appliances are included, making it move-in ready. 3D Virtual Tour Available.



#### **Essential Information**

MLS® # A2189292 Price \$249,900

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1







Square Footage 1,017
Acres 0.10
Year Built 1996

Type Residential

Sub-Type Row/Townhouse

Style Bungalow, Side by Side

Status Active

## **Community Information**

Address 28, 4201 56 Avenue

Subdivision Southridge
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 2T4

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Concrete Driveway, Insulated, Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood

Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 23rd, 2025

Days on Market 88

Zoning R3

HOA Fees 440

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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