

\$499,900 - 1907 56 Avenue, Lloydminster

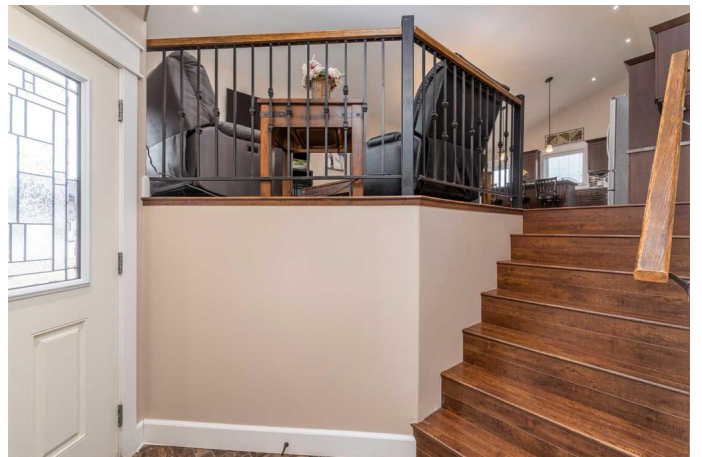
MLS® #A2202508

\$499,900

5 Bedroom, 3.00 Bathroom, 1,402 sqft
Residential on 0.16 Acres

College Park, Lloydminster, Alberta

Welcome home! Here you find yourself a new to you, one owner home in a coveted neighbourhood, only steps to a convenient walking path access to the College Park School yard. Children would not even need to cross one single street to get to class! Located in a quiet cul-de-sac, there is an attractive exterior presence with a nicely landscaped corner lot, triple concrete drive, two-tone vinyl siding features and rock accents, a fully fenced rear yard with trees for privacy, storage shed, two-tier deck with storage below and a natural gas hook up for BBQ nights. This property is fully finished inside and out (even the laundry/utility room!) and it includes some important extras such as central air-conditioning and window coverings throughout. You are welcomed to an open concept vaulted main floor that is filled with natural light, there is a massive front entry way to greet guests or to ensure room for everyone to get inside and tuck away coats, boots or backpacks. As people always tend to gravitate towards the kitchen this one boasts a user-friendly layout with a large eat-up island, glass-tile backsplash, included stainless steel appliance package, over and under counter lighting, sizable corner pantry and even a handy built-in desk area. There is plenty of room here to host a crowd with any size dining table you would require. Throughout the home you will find five generously sized bedrooms, three up and two down. The second level master suite measures 15 x 13â€™™8 and is



freshly painted, has a private ensuite and walk-in closet. All three bathrooms in this home are full four-piece and the main floor and basement bathrooms both feature convenient linen closets – great for families! The family room is expansive, so it is an easy set up for whatever furniture placements or needs you have. Storage is found throughout, especially the laundry/utility room with a supersized closet to tuck away seasonal or rarely used items. To wrap up the enticing package that could be your new home! there is a 25' x 23', insulated and heated garage with sump pit and attached shelving - roomy enough for vehicles, a work area and extra toy or bike storage space. With a corner lot, you also typically have the bonus of easy access to additional street parking when needed. Any acceptable offer will be subject to the seller obtaining suitable accommodations. Make your move!

Built in 2011

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2202508 |
| Price | \$499,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,402 |
| Acres | 0.16 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1907 56 Avenue |
| Subdivision | College Park |

| | |
|-------------|--------------|
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3M4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Additional Parking, Concrete Driveway, Double Garage Attached, Heated Garage, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating | Floor Furnace, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Perimeter Wall |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 21 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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