# \$599,900 - 1313 56 Avenue, Lloydminster

MLS® #A2179893

#### \$599,900

4 Bedroom, 3.00 Bathroom, 1,887 sqft Residential on 0.11 Acres

College Park, Lloydminster, Alberta

This exceptionally crafted home from Bexson Homes will surely impress, with 1887 ft of living space, this 2 story home with oversized 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 4 bedrooms are upstairs as well as a 4 piece bathroom and laundry room for convenience. The possibilities are endless for comfortable family living!

Built in 2025

### **Essential Information**

MLS® # A2179893 Price \$599,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2







Half Baths 1

Square Footage 1,887
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 346

Zoning R1

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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