

# \$409,900 - 2301 56 Avenue close, Lloydminster

MLS® #A2233634

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully maintained and spacious home located in sought-after College Park, just a short walk to College Park School. This move-in ready property offers the perfect blend of style, comfort, and functionality â€” ideal for families looking for space and convenience.

The main floor boasts a bright living room with stunning tigerwood hardwood flooring, flowing into a well-appointed kitchen featuring custom alder cabinets, quartz countertops, tile flooring, a large island, and a generous dining area.

Enjoy seamless access to the private, landscaped backyard through newer garden doors leading to a new deckâ€” perfect for summer gatherings or relaxing evenings.

Just a few steps down, you'll find a warm and inviting family room with a cozy fireplace, a fourth bedroom, and a full bathroom â€” a perfect retreat or guest suite.

The fully finished basement offers even more space with a games area, fifth bedroom, and laundry room.

Upstairs, the home continues to impress with three spacious bedrooms, including a luxurious primary suite complete with a 5-piece ensuite featuring a jetted tub, plus an additional 4-piece main bath.

Additional highlights include:

Newer carpet and neutral tones throughout

Double attached heated garage

Newer central air conditioning

Hot tub for year-round relaxation



All appliances included  
This is the ideal home for a growing family in a fantastic neighborhood close to schools, parks, and amenities. Don't miss your chance to own this exceptional property!

Built in 1997

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233634      |
| Price          | \$409,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,303         |
| Acres          | 0.15          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

Community Information

|             |                |
|-------------|----------------|
| Address     | 2301 56 Avenue |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2V5        |

Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, |

|                 |                         |
|-----------------|-------------------------|
|                 | Range                   |
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Family Room, Gas        |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Cul-De-Sac, Lawn     |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Wood                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 50              |
| Zoning         | R1              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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