

# \$584,950 - 1315 56 Avenue, Lloydminster

MLS® #A2153078

**\$584,950**

4 Bedroom, 4.00 Bathroom, 1,799 sqft

Residential on 0.13 Acres

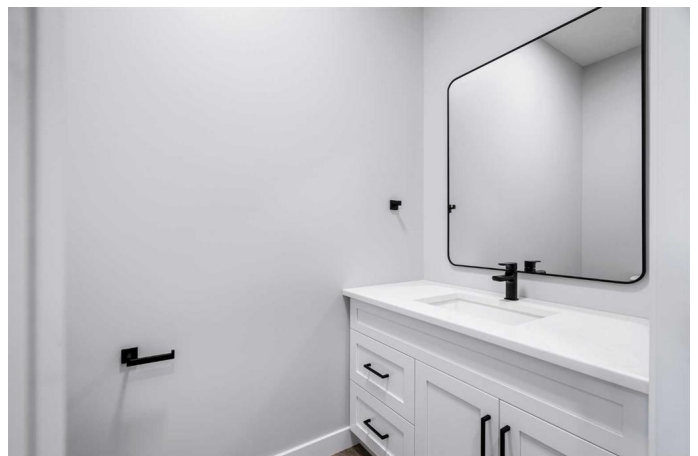
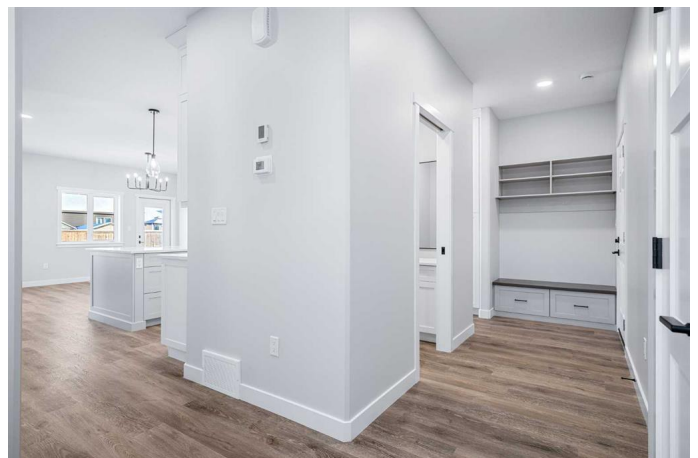
College Park, Lloydminster, Alberta

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	\$584,950
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	Natural Gas, Floor Furnace, Fireplace(s)
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                346  
Zoning                            R1

**Listing Details**

Listing Office                   MUSGRAVE AGENCIES

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