

# \$419,900 - 1314 56 Avenue, Lloydminster

MLS® #A2189060

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,062 sqft  
Residential on 0.12 Acres

College Park, Lloydminster, Alberta

Step into new home ownership with the "Trendy". Located in College Park, this 1,062 sq ft bi-level, offers the ease of new home warranty, while providing families the option of entering the housing market at a desirable price point. The main floor of this home is maximized for optimal living space and entertaining with seamless flow throughout the living, dining and kitchen. Stainless steel appliances in the kitchen add a sleek and modern touch. Two bedrooms, an ensuite and main bathroom complete the main floor. The lower level is a blank canvas for you!

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189060    |
| Price          | \$419,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,062       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 1314 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           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 51                 |
| Zoning         | R1                 |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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