

# \$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
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.