\$137,500 - 4415 56 Avenue, Lloydminster

MLS® #A2207629

\$137,500

2 Bedroom, 1.00 Bathroom, 488 sqft Residential on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Comfortable and affordable home ownership opportunity! This 2 bedroom, 1 bathroom condo is a great place to live and would also make a good investment property. Located close to shopping, schools, restaurants, clinics and many other amenities is very convenient. A cute 2 level condo with 2 bedrooms and a full bathroom downstairs. Upstairs is a well cared for living, dining and kitchen area. There is a fenced off backyard and deck for a nice outdoor space all to yourself. Condo fees are \$175/month in this well managed building. Condo fees include garbage, recycling, front yard care, snow removal and reserve fund savings. Each self-contained unit has its own furnace and hot water tank. Come take a look today at an affordable option to home ownership.



Essential Information

MLS® # A2207629

Price \$137,500

Bedrooms 2

Bathrooms 1.00

Full Baths 1

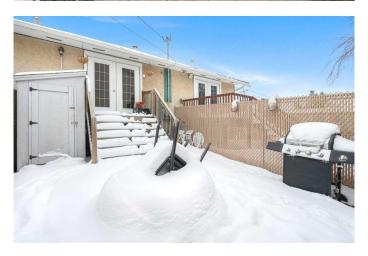
Square Footage 488

Acres 0.00 Year Built 1968

Type Residential







Sub-Type Row/Townhouse

Style Townhouse

Status Active

Community Information

Address 4415 56 Avenue
Subdivision West Lloydminster

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 0Z3

Amenities

Amenities None

Parking Spaces 1

Parking Parking Pad

Interior

Interior Features See Remarks

Appliances Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 3
Zoning R4

Listing Details

Listing Office MUSGRAVE AGENCIES

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