\$494,900 - 1306 56 Avenue, Lloydminster

MLS® #A2187275

\$494,900

3 Bedroom, 2.00 Bathroom, 1,267 sqft Residential on 0.12 Acres

College Park, Lloydminster, Alberta

This raised bungalow home is waiting for you top personalize the finish.... Get interested in this home early and have choice within the allowance to choose your finishing both inside and out to suit your own taste. This 1267 square foot home has all the space you are wanting in the budget you are considering. This plan features three bedrooms on the main floor and 2 bathrooms- large master bedroom with a functionally integrated en-suite and walk in closet. Everything works well in this plan for furniture placement and user-friendly living. The large fover is perfect for greeting guests, and the 24' X 24' attached garage provides all the parking you will need to get out of the winter elements. The open concept plan is perfect for everyday living or entertaining- you will love the 9' ceilings on the main floor and the comfort in the basement that comes from an ICF foundation. The location is in a quiet crescent... With localized traffic- perfect for raising a family!! The purchase price includes 4 new kitchen appliances, concrete driveway and main floor developed. IMPORTANT NOTE: This home is built to meet or exceed NRCan EnerGuide Rating System and CMHC buyers are eligible for a refund of up to 25% of their CMHC premiums- (buyer's must qualify and meet certain requirements, and size of refund is subject to application approval.)







Built in 2025

Essential Information

MLS® # A2187275 Price \$494,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,267
Acres 0.12
Year Built 2025

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 1306 56 Avenue

Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3T4

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Pantry, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s)

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 ICF Block

Additional Information

Date Listed January 13th, 2025

Days on Market 292 Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.