

# \$494,900 - 1308 56 Avenue, Lloydminster

MLS® #A2170101

**\$494,900**

3 Bedroom, 2.00 Bathroom, 1,267 sqft

Residential on 0.12 Acres

College Park, Lloydminster, Alberta

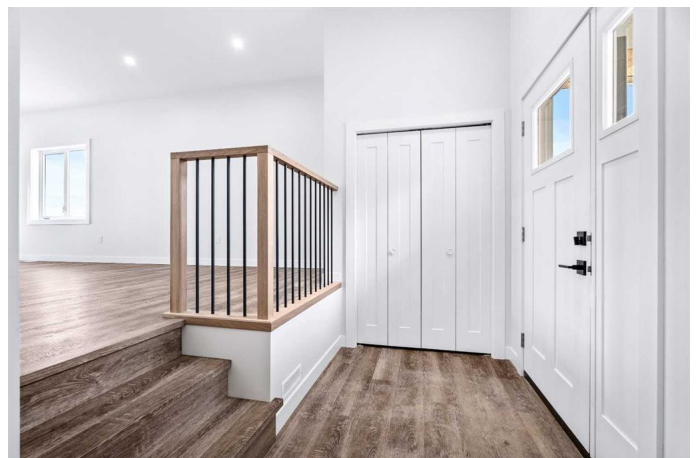
This raised bungalow has all the features and benefits you are looking for in a new home...this 1267 square foot three-bedroom home has one of the nicest layouts we have seen- large master bedroom with ensuite and walk in closet... everything works well for furniture placement and functional living. The large foyer and oversized garage (24' by 24') are everything you have been wanting but unable to find. The large island and kitchen design is well suited for entertaining.. so too is the open plan with full sight lines between kitchen/dining and living room areas. The 9-foot ceilings on the main floor and the ICF foundation add extra benefit and livability to this well-built home. The location in a crescent-off the busy streets will be a feature you will come to love.. price includes a 4-piece kitchen appliance package and double concrete driveway. Get interested in this home early enough to pick your finishing choices. **IMPORTANT TO 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 2024

## Essential Information

MLS® #

A2170101



|                |             |
|----------------|-------------|
| Price          | \$494,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,267       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1308 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   | 3                                         |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, 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    | October 2nd, 2024 |
| Days on Market | 261               |
| Zoning         | R1                |

**Listing Details**

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

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