

# \$154,900 - 10, 5302 56b Street, Lloydminster

MLS® #A2253175

**\$154,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.12 Acres

North Lloydminster, Lloydminster, Alberta

Welcome to this well-maintained 3-bedroom home located in the Lakeland Greens Community of Lloydminster, AB. Step inside to find a bright and inviting space with fresh paint, new vinyl plank flooring, and a spotless finish from end to end.

The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The open living area flows into a well-designed kitchen featuring a pantry and a built-in china cabinet for extra storage.

Enjoy the outdoors on the large deck, with a 12' x 14' shed and generous yard space perfect for relaxing or entertaining. Major updates include a newer furnace (2024), hot water heater (2023), and shingles installed approximately six years ago—giving you peace of mind for years to come.

Built in 2001

## Essential Information

MLS® #	A2253175
Price	\$154,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.12
Year Built	2001



Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	10, 5302 56b Street
Subdivision	North Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2W3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	None

### Additional Information

Date Listed	September 1st, 2025
Days on Market	1
Zoning	RMH

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.