

\$449,900 - 2304 56 Avenue close, Lloydminster

MLS® #A2271188

\$449,900

4 Bedroom, 3.00 Bathroom, 1,756 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

Discover this one-of-a-kind two-storey split tucked away in a highly sought-after cul-de-sac in College Park, just blocks from the school. Warm and inviting, the home welcomes you with a formal living room featuring hardwood floors and a beautiful three-sided gas fireplace.

The kitchen has seen a modern, on-trend upgrade with crisp white cabinetry and butcher-block countertops, and flows effortlessly into the cozy family room. The main level also offers a practical mudroom and an above-grade guest room or office—ideal for today's flexible living needs.

Upstairs, you'll find a spacious primary suite with an updated ensuite featuring dual sinks and a custom oversized tiled-in shower, along with an additional second-floor bedroom perfect for family or guests.

Conveniences abound with main-floor laundry, central air conditioning, and a separate garage entrance with a drive-through overhead door leading to the backyard—a rare and highly functional feature.

The basement extends your space with another bedroom and a large rec room/games room—perfect for relaxing or entertaining. Outside, the south-facing backyard provides abundant natural light and the privacy of mature trees, creating a peaceful place to unwind.

Move fast—there's still time to call this beautiful home yours before Christmas!



Built in 1998

Essential Information

MLS® #	A2271188
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,756
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	2304 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Partial

Exterior

Exterior Features None
Lot Description Cul-De-Sac
Roof Asphalt Shingle
Construction Wood Frame
Foundation Wood

Additional Information

Date Listed November 17th, 2025
Days on Market 1
Zoning R1

Listing Details

Listing Office The Address Real Estate Group



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