\$569,900 - 1303 56 Avenue, Lloydminster

MLS® #A2241767

\$569,900

3 Bedroom, 2.00 Bathroom, 1,420 sqft Residential on 0.11 Acres

College Park, Lloydminster, Alberta

Everything you are needing and more.... Inquire early and have your choice of interior finishing with picking your kitchen cabinets, flooring, siding and interior colours. This location is extremely quiet, and the home is just what you have been looking for in the marketplace. This modified bi-level home features 1420 square feet on the main above grade, with three bedrooms upstairs and 2 bathrooms upstairs- there is a finished family room in the basement included in the price and room for future development of another 2 bedrooms and a third bathroom. The main floor has 9' ceilings, the garage measures 22' wide and 24' deep. This residential lot is 40 meters deep.... 4 meters deeper than a standard lot, giving you more area in the backyard. This College Park location is where you want to be.. And in a brand-new home that is backed by new home warranty and built by a long standing new home builder in the community.



Built in 2025

Essential Information

MLS® # A2241767 Price \$569,900

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,420

Acres 0.11 Year Built 2025

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 1303 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, Insulated

of Garages 2

Interior

Interior Features Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed July 21st, 2025

Days on Market 102

Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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