

# \$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	Double Garage Attached, Insulated, Concrete Driveway
# 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	51

Zoning R1

## Listing Details

Listing Office MUSGRAVE AGENCIES

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