



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2301 56 Avenue Close
Lloydminster, Alberta

MLS # A2233634



\$409,900

Division:	College Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,303 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: Hottub

Welcome to this beautifully maintained and spacious home located in sought-after College Park, just a short walk to College Park School. This move-in ready property offers the perfect blend of style, comfort, and functionality — ideal for families looking for space and convenience. The main floor boasts a bright living room with stunning tigerwood hardwood flooring, flowing into a well-appointed kitchen featuring custom alder cabinets, quartz countertops, tile flooring, a large island, and a generous dining area. Enjoy seamless access to the private, landscaped backyard through newer garden doors leading to a new deck — perfect for summer gatherings or relaxing evenings. Just a few steps down, you'll find a warm and inviting family room with a cozy fireplace, a fourth bedroom, and a full bathroom — a perfect retreat or guest suite. The fully finished basement offers even more space with a games area, fifth bedroom, and laundry room. Upstairs, the home continues to impress with three spacious bedrooms, including a luxurious primary suite complete with a 5-piece ensuite featuring a jetted tub, plus an additional 4-piece main bath. Additional highlights include: Newer carpet and neutral tones throughout Double attached heated garage Newer central air conditioning Hot tub for year-round relaxation All appliances included This is the ideal home for a growing family in a fantastic neighborhood close to schools, parks, and amenities. Don't miss your chance to own this exceptional property!