



GRASSROOTS
REALTY GROUP

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2205 56 Avenue
Lloydminster, Alberta

MLS # A2258547



\$409,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,349 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Underground Sprinklers

Welcome to 2205 56 Avenue, located in the College Park neighbourhood of Lloydminster, AB. This beautifully maintained bungalow showcases vaulted ceilings, rich hardwood floors, and a functional layout designed for family living. The main level features three bedrooms, including a spacious primary suite complete with a four-piece en-suite and a generous walk-in closet. The fully developed basement is perfect for entertaining, featuring a large family room complete with a wet bar and a cozy gas fireplace. Step outside and enjoy a mature, landscaped yard with a gas BBQ line on the deck, ideal for gatherings. Additional highlights include a heated, double-attached garage with radiant heat, central air conditioning, a smart thermostat, as well as walking distance to schools, parks, and scenic walking paths. This property combines comfort, style, and convenience in one of Lloydminster's most desirable areas. 3D Virtual Tour Available!