



2304 56 Avenue Close  
Lloydminster, Alberta

MLS # A2271188



**\$449,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	NA		

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!