



GRASSROOTS
REALTY GROUP

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2304 56 Avenue Close
Lloydminster, Alberta

MLS # A2271188



\$449,900

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

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

Inclusions: 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!