



**GRASSROOTS**  
REALTY GROUP

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**1306 56 Avenue**  
**Lloydminster, Alberta**

**MLS # A2278694**



**\$494,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

This raised bungalow home is waiting for you to personalize the finish.... Get interested in this home early and have choice within the allowance to choose your finishing both inside and out to suit your own taste. This 1267 square foot home has all the space you are wanting in the budget you are considering. This plan features three bedrooms on the main floor and 2 bathrooms- large master bedroom with a functionally integrated en-suite and walk in closet. Everything works well in this plan for furniture placement and user-friendly living. The large foyer is perfect for greeting guests, and the 24' X 24' attached garage provides all the parking you will need to get out of the winter elements. The open concept plan is perfect for everyday living or entertaining- you will love the 9' ceilings on the main floor and the comfort in the basement that comes from an ICF foundation. The location is in a quiet crescent... With localized traffic- perfect for raising a family!! The purchase price includes 4 new kitchen appliances, concrete driveway and main floor developed. **IMPORTANT NOTE:** This home is built to meet or exceed NRCan EnerGuide Rating System and CMHC buyers are eligible for a refund of up to 25% of their CMHC premiums- (buyer's must qualify and meet certain requirements, and size of refund is subject to application approval.)