1902 56 Avenue
Lloydminster, Alberta

MLS # A2293847

$439,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	LDR
Foundation:	Preserved Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions:	NA

Welcome to this bi-level home in the desirable community of College Park, ideally located just steps from walking paths that lead directly to nearby schools and offering excellent accessibility throughout the area. Built in 2012, this home provides a functional layout in a family-friendly neighbourhood. The main floor features a bright open-concept design that allows for easy everyday living and entertaining. The kitchen offers an abundance of cabinetry, a convenient corner pantry, and plenty of workspace, flowing seamlessly into the dedicated dining area and spacious living room. The primary bedroom includes a walk-in closet and 3-piece ensuite, while a second bedroom completes the upper level. The fully developed basement adds valuable living space with a large family room and two additional bedrooms. Should you desire even more space, there is potential for a fifth bedroom. Outside, the fully fenced backyard features an oversized deck, perfect for relaxing or hosting gatherings. Additional highlights include a double attached heated garage and air conditioning for year-round comfort. This home offers great potential in a well-established neighbourhood close to schools, walking paths, and everyday amenities.