



GRASSROOTS
REALTY GROUP

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1314 56 Avenue
Lloydminster, Alberta

MLS # A2189060



\$419,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,062 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Step into new home ownership with the “Trendy”. Located in College Park, this 1,062 sq ft bi-level, offers the ease of new home warranty, while providing families the option of entering the housing market at a desirable price point. The main floor of this home is maximized for optimal living space and entertaining with seamless flow throughout the living, dining and kitchen. Stainless steel appliances in the kitchen add a sleek and modern touch. Two bedrooms, an ensuite and main bathroom complete the main floor. The lower level is a blank canvas for you!