



GRASSROOTS
REALTY GROUP

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1302 56 Avenue
Lloydminster, Alberta

MLS # A2212216



\$549,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Insulated, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Exceptionally priced bungalow with three bedrooms on the main floor and a triple attached garage- you won't want to miss out on your chance to own this brand-new home in a quiet crescent location. Reach out to us early and personalize this home to suit your taste and preference. This home is upgraded to a higher level of comfort in the energy efficiency that you get from and ICF foundation, R24 wall insulation, R62 ceiling insulation, Triple glazed windows, heat recovery ventilation.. More savings in your pocket by purchasing this new energy efficient home!! Add to this list are bonus items like an insulated/boarded garage with floor drain, colored overhead garage doors with built in windows, vaulted ceilings, upgraded kitchen, open concept, three bedroom and 2 bathrooms on the main floor When you buy this home, you are buying with confidence that this home is backed up by a new home warranty plan, a well established community builder plus so much more...