# \$549,900 - 1302 56 Avenue, Lloydminster

MLS® #A2212216

### \$549,900

3 Bedroom, 2.00 Bathroom, 1,302 sqft Residential on 0.12 Acres

College Park, Lloydminster, Alberta

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...

Built in 2025

## **Essential Information**

MLS® # A2212216 Price \$549,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 1,302 Acres 0.12 Year Built 2025

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 1302 56 Avenue
Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3T4

## **Amenities**

Parking Spaces 6

Parking Concrete Driveway, Insulated, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)

Appliances Garage Control(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

#### **Additional Information**

Date Listed April 15th, 2025

Days on Market 198

Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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