

\$409,900 - 2301 56 Avenue close, Lloydminster

MLS® #A2233634

\$409,900

5 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully maintained and spacious home located in sought-after College Park, just a short walk to College Park School. This move-in ready property offers the perfect blend of style, comfort, and functionality â€” ideal for families looking for space and convenience.

The main floor boasts a bright living room with stunning tigerwood hardwood flooring, flowing into a well-appointed kitchen featuring custom alder cabinets, quartz countertops, tile flooring, a large island, and a generous dining area.

Enjoy seamless access to the private, landscaped backyard through newer garden doors leading to a new deckâ€” perfect for summer gatherings or relaxing evenings.

Just a few steps down, you'll find a warm and inviting family room with a cozy fireplace, a fourth bedroom, and a full bathroom â€” a perfect retreat or guest suite.

The fully finished basement offers even more space with a games area, fifth bedroom, and laundry room.

Upstairs, the home continues to impress with three spacious bedrooms, including a luxurious primary suite complete with a 5-piece ensuite featuring a jetted tub, plus an additional 4-piece main bath.

Additional highlights include:

Newer carpet and neutral tones throughout

Double attached heated garage

Newer central air conditioning

Hot tub for year-round relaxation



All appliances included
This is the ideal home for a growing family in a fantastic neighborhood close to schools, parks, and amenities. Donâ€™t miss your chance to own this exceptional property!

Built in 1997

Essential Information

MLS® #	A2233634
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2301 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2V5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

	Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 23rd, 2025
Days on Market	37
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.