

# \$614,950 - 1313 56 Avenue, Lloydminster

MLS® #A2179893

**\$614,950**

4 Bedroom, 4.00 Bathroom, 1,887 sqft

Residential on 0.11 Acres

College Park, Lloydminster, Alberta

This exceptionally crafted home from Bexson Homes will surely impress, with 1887 ft of living space, this 2 story home with oversized double attached heated garage sitting on an ICF foundation offers space for the growing family. The main level offers comfortable living with 9'™ ceilings throughout, a spacious kitchen with quartz counters, tiled backsplash and pot filler for the inspiring chef. The adjacent dining area is perfect for holiday get togethers, relax in the formal living room anchored by a modern electric fireplace. A mudroom to keep the everyday clutter is tucked away from the main area as well there is a powder room for your guests. Upstairs enjoy the benefits of having an extra flexible bonus space for the family or kids to gather, the primary bedroom has walk in closet and ensuite with tiled shower and dual vanities. A total of three bedrooms are upstairs as well as a 4 piece bathroom and laundry room for convenience. Still need more room? The basement is finished with 9'™ ceilings, an additional family room, additional space for a games area, another bedroom or home office and bathroom. The possibilities are endless for comfortable family living!

Built in 2025

## Essential Information

MLS® #                   A2179893

Price                     \$614,950



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,887
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1313 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3T5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding
Foundation	ICF Block

**Additional Information**

Date Listed	November 22nd, 2024
Days on Market	246
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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