

# \$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	93

Zoning R1

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.