



GRASSROOTS
REALTY GROUP

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2208 56 Avenue
Lloydminster, Alberta

MLS # A2302124



\$429,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,272 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Five bedrooms, three bathrooms, a heated double attached garage and just a short walk to College Park School — this one checks a lot of boxes. This 1,272 sq. ft. bi-level offers a layout that works well for busy households with 3 bedrooms on the main floor, a bright living room with updated laminate flooring, gas fireplace and a functional kitchen with island and corner pantry. The fully finished basement adds 2 more large bedrooms, a generous family/rec room and a finished laundry room with a sink and closet storage that gives you more useable space than you might expect. The yard is fully fenced and landscaped with a deck and lower patio already in place. Poly B plumbing has been replaced, shingles 2021, A/C 2020. In a neighborhood that continues to be a top choice for many buyers, this is one worth a look.