



2010 56 Avenue
Lloydminster, Alberta

MLS # A2307659



\$799,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Drive Through, Driveway, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Stone Counters, Sump Pump(s), Vinyl Windows		

Inclusions: none

Executive-style home offering 2,193 sq ft in a prime location just one block from College Park School. The main floor makes an immediate impression with vaulted ceilings, floor-to-ceiling stone fireplace, and hickory hardwood throughout, complemented by triple-glazed windows and transom accents that bring in exceptional natural light. The oversized chef's kitchen is thoughtfully designed with quartz countertops, tile backsplash, oversized island with integrated eating area, and a full lineup of high-end Wolf and Jenn-Air appliances including gas range, double wall ovens, side-by-side refrigerator, microwave, and dishwasher. A dedicated organization station adds everyday functionality, while the open layout flows seamlessly into spacious dining and living areas. A practical mudroom entry includes main floor laundry and access to the attached heated triple car garage, that includes hot and cold water and a convenient pass-through overhead door to the backyard, while central air conditioning ensures year-round comfort in the home. Upstairs offers three bedrooms, including a well-appointed primary suite with walk-in closet and a 5-piece ensuite featuring double sinks, soaker tub, and tiled walk-in shower. Two additional bedrooms share a full 4-piece bath. The fully finished basement features 9' ceilings, a large family room, fourth bedroom, full bath, and a second laundry setup. A standout feature is the custom office with full-length locking privacy glass wall, also ideal for a workspace, gym, or flex room. Outside, enjoy a covered deck off the dining area, lower patio, and a generous yard. The heated triple attached garage includes hot and cold water and a convenient pass-through overhead door to the backyard.