



GRASSROOTS
REALTY GROUP

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1703 56 Avenue
Lloydminster, Alberta

MLS # A2308678



\$849,950

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this spacious 2-storey home in the desirable neighbourhood of College Park offering 2,329 sq. ft. of thoughtfully designed living space and a family-friendly location backing directly onto green space with convenient access to the elementary school right through your back gate. The open-concept main floor features durable no-carpet flooring throughout, creating a clean and modern feel. The kitchen is designed for both everyday living and entertaining with a large island with seating, corner pantry, built-in double ovens, and an adjacent dining area. The living room is warm and inviting with a gas fireplace, while the main floor laundry adds everyday convenience. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite. Three additional bedrooms complete the second level, including two with walk-in closets, along with a 4-piece bathroom. The fully finished basement offers even more living space with a large family room, two additional bedrooms, and another bathroom — perfect for growing families or guests. Outside, the oversized backyard provides plenty of room to enjoy, while the large garage features a full-sized bay door leading directly to the yard for added functionality and access. This is the perfect blend of space, comfort, and location for family living.