



2111 56 Avenue
Lloydminster, Alberta

MLS # A2318548



\$589,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Sump Pump(s)		

Inclusions: N/A

Fantastic two-storey family home backing onto College Park School! This meticulously maintained property offers plenty of space for everyone. The main floor features a functional layout with a bright living room overlooking the backyard, complete with hardwood flooring and a cozy gas fireplace. It flows seamlessly into the dining area and kitchen, which offers abundant cabinet and storage space, an island with quartz countertops, and newer appliances (2022). A convenient powder room is located just off the garage entry. Upstairs you'll find a spacious bonus room, laundry, a full bathroom, and three bedrooms. The primary bedroom includes an ensuite, walk-in closet, and beautiful views of the green space. The fully finished basement adds even more living space with a large family room, an oversized bedroom, and an additional bathroom. Notable features include RV parking, new central air conditioning (2025), a 22' x 25' attached heated garage, concrete foundation, and excellent curb appeal. A wonderful place to call home!