



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1305 56 Avenue
Lloydminster, Alberta

MLS # A2335438



\$574,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Heat Recovery Unit

This Brand-New home has everything you are looking for and more... This location is extremely quiet with a deeper than usual lot which is 40 meters in depth. Lots of room to set up a back yard for your family. this home is 1420 square feet above wit h 3 bedrooms and 2 bathrooms above grade. There is a fully finished room in the basement to stretch your legs and watch TV-future basement development outside of the list price and specifications for this home would allow you two additional bedrooms, a third bathroom and utility with storage. The main floor features 9 foot ceilings, upgraded finishing, triple glazed windows, and a 22' by 24' attached garage. This College Park home is just where you want to be-backed by New Home warranty and a long standing builder in the Lloydminster New Home Construction market.