



GRASSROOTS
REALTY GROUP

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1310 56 Avenue
Lloydminster, Alberta

MLS # A2349833



\$526,000

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Rectangular Lot		

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

Inclusions: Gas BBQ Hookup, Air Exchanger

This new construction bungalow in College Park will be a stunner! The gorgeous open-concept main floor features 9' ceilings and a stunning kitchen with a large island, quartz countertops, a custom hood fan and corner pantry. Generously sized dining and living areas provide plenty of room for family gatherings and entertaining. Two main-floor bedrooms include a spacious primary retreat with a walk-in closet and beautiful 5-piece ensuite featuring a double vanity with quartz countertops. For added flexibility, laundry hookups in the second bedroom closet offer the option of main-floor laundry. The basement will include a finished family room, with the remaining space designed to accommodate two additional bedrooms and a 4-piece bathroom—giving you room to grow and finish to suit your needs. Enjoy the west-facing backyard from your future covered deck and settle into life in the family-friendly College Park subdivision. With new home warranty coverage, modern energy-efficient construction and fresh finishes throughout, this home offers an exciting opportunity to start your next chapter. Occupancy is coming soon—add this one to your list!