

# \$419,900 - 1314 56 Avenue, Lloydminster

MLS® #A2189060

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,062 sqft  
Residential on 0.12 Acres

College Park, Lloydminster, Alberta

Step into new home ownership with the "Trendy". Located in College Park, this 1,062 sq ft bi-level, offers the ease of new home warranty, while providing families the option of entering the housing market at a desirable price point. The main floor of this home is maximized for optimal living space and entertaining with seamless flow throughout the living, dining and kitchen. Stainless steel appliances in the kitchen add a sleek and modern touch. Two bedrooms, an ensuite and main bathroom complete the main floor. The lower level is a blank canvas for you!

Built in 2025

## Essential Information

MLS® #	A2189060
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	1314 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	208
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.