

\$529,900 - 1707 56 Avenue, Lloydminster

MLS® #A2246375

\$529,900

5 Bedroom, 4.00 Bathroom, 1,854 sqft

Residential on 0.01 Acres

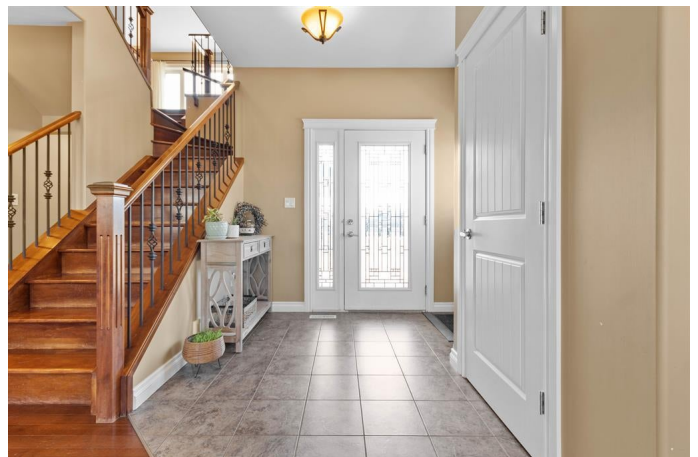
College Park, Lloydminster, Alberta

Located in College Park this beautiful 2 storey home features a walking path from the back yard to the elementary school, double 25x25 heated garage with a drain and hot cold taps, and fenced yard. Inside you will find an open concept on the main floor with a spacious living room and kitchen with granite counters all appliances are included with main floor laundry, A/C, Central vac, a large corner pantry and an island with a sink. Upstairs you will find a bonus living room with a cozy gas fireplace, and hardwood floors. The master bedroom has a corner jetted tub with a shower and double granite sinks, with 2 bmore bedrooms and a full bathroom. The fully finished basement has 2 bedrooms, living room, and a bathroom. Walking distance to College Park Elementary School

Built in 2012

Essential Information

MLS® #	A2246375
Price	\$529,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,854
Acres	0.01
Year Built	2012



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1707 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3M4

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Veneer
Foundation	Wood

Additional Information

Date Listed	August 6th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office eXp Realty (Lloyd)

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