

# \$154,900 - 10, 5302 56b Street, Lloydminster

MLS® #A2253175

**\$154,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.12 Acres

North Lloydminster, Lloydminster, Alberta

Welcome to this well-maintained 3-bedroom home located in the Lakeland Greens Community of Lloydminster, AB. Step inside to find a bright and inviting space with fresh paint, new vinyl plank flooring, and a spotless finish from end to end.

The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The open living area flows into a well-designed kitchen featuring a pantry and a built-in china cabinet for extra storage.

Enjoy the outdoors on the large deck, with a 12' x 14' shed and generous yard space perfect for relaxing or entertaining. Major updates include a newer furnace (2024), hot water heater (2023), and shingles installed approximately six years ago—giving you peace of mind for years to come.

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253175  |
| Price          | \$154,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.12      |
| Year Built     | 2001      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10, 5302 56b Street |
| Subdivision | North Lloydminster  |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 2W3             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Pantry                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Basement          | None                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Lawn          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | None                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 9                   |
| Zoning         | RMH                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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