

# \$584,950 - 1315 56 Avenue, Lloydminster

MLS® #A2245096

**\$584,950**

4 Bedroom, 4.00 Bathroom, 1,799 sqft

Residential on 0.13 Acres

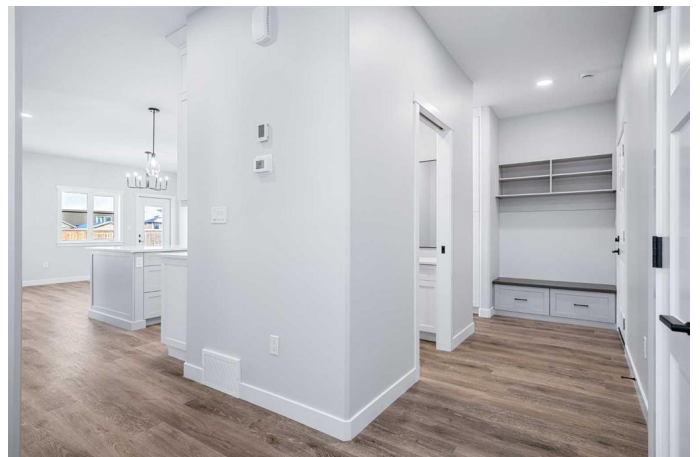
College Park, Lloydminster, Alberta

This exceptionally crafted home from Bexson Homes will surely impress, with 1799 ft of living space, this 2 story home with double attached heated garage sitting on an ICF foundation offers space for the growing family. The main level offers comfortable living with 9'™ ceilings throughout, a spacious kitchen with quartz counters adjacent to the dining area and formal living room anchored by a modern electric fireplace. A mudroom to keep the everyday clutter is tucked away from the main area as well there is a powder room for your guests. Upstairs enjoy the benefits of having an extra flexible bonus space for the family or kids to gather, the primary bedroom has walk in closet and ensuite with tiled shower and dual vanities. A total of three bedrooms are upstairs as well as a 4 piece bathroom and laundry room for convenience. Still need more room? The basement is finished with 9'™ ceilings, an additional family room, another bedroom or home office and bathroom. The possibilities are endless for comfortable family living!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245096  |
| Price     | \$584,950 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,799       |
| Acres          | 0.13        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1315 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        | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating           | Fireplace(s), Natural Gas, Floor Furnace       |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Gas                                            |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | See Remarks                                                      |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |

Foundation                    ICF Block

**Additional Information**

Date Listed                    August 1st, 2025  
Days on Market                17  
Zoning                            R1

**Listing Details**

Listing Office                   MUSGRAVE AGENCIES

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