

# \$529,900 - 1707 56 Avenue, Lloydminster

MLS® #A2246375

**\$529,900**

5 Bedroom, 4.00 Bathroom, 1,854 sqft

Residential on 0.01 Acres

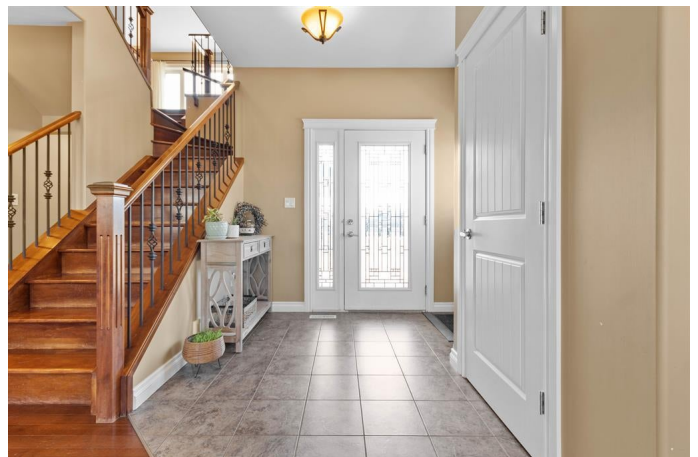
College Park, Lloydminster, Alberta

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, Lawn, Irregular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Brick, Wood Frame, Veneer                   |
| Foundation        | Wood                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 4                |
| Zoning         | R1               |

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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