

1314 56 Avenue  
Lloydminster, Alberta

MLS # A2189060



**\$419,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

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!