

# \$409,900 - 2301 56 Avenue close, Lloydminster

MLS® #A2233634

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully maintained and spacious home located in sought-after College Park, just a short walk to College Park School. This move-in ready property offers the perfect blend of style, comfort, and functionality â€” ideal for families looking for space and convenience.

The main floor boasts a bright living room with stunning tigerwood hardwood flooring, flowing into a well-appointed kitchen featuring custom alder cabinets, quartz countertops, tile flooring, a large island, and a generous dining area.

Enjoy seamless access to the private, landscaped backyard through newer garden doors leading to a new deckâ€” perfect for summer gatherings or relaxing evenings.

Just a few steps down, you'll find a warm and inviting family room with a cozy fireplace, a fourth bedroom, and a full bathroom â€” a perfect retreat or guest suite.

The fully finished basement offers even more space with a games area, fifth bedroom, and laundry room.

Upstairs, the home continues to impress with three spacious bedrooms, including a luxurious primary suite complete with a 5-piece ensuite featuring a jetted tub, plus an additional 4-piece main bath.

Additional highlights include:

Newer carpet and neutral tones throughout

Double attached heated garage

Newer central air conditioning

Hot tub for year-round relaxation



All appliances included

This is the ideal home for a growing family in a fantastic neighborhood close to schools, parks, and amenities. Don't miss your chance to own this exceptional property!

Built in 1997

### Essential Information

MLS® #	A2233634
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	2301 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2V5

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

	Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	45
Zoning	R1

## Listing Details

Listing Office	eXp Realty (Lloyd)
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