

1707 56 Avenue  
Lloydminster, Alberta

MLS # A2246375



# \$529,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Veneer, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Double Vanity		

Inclusions: none

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 more bedrooms and a full bathroom. The fully finished basement has 2 bedrooms, living room, and a bathroom. Walking distance to College Park Elementary School