

1302 56 Avenue  
Lloydminster, Alberta

MLS # A2212216



# \$549,900

|           |                                                      |        |                  |
|-----------|------------------------------------------------------|--------|------------------|
| Division: | College Park                                         |        |                  |
| Type:     | Residential/House                                    |        |                  |
| Style:    | Bungalow                                             |        |                  |
| Size:     | 1,302 sq.ft.                                         | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                                    | Baths: | 2                |
| Garage:   | Concrete Driveway, Insulated, Triple Garage Attached |        |                  |
| Lot Size: | 0.12 Acre                                            |        |                  |
| Lot Feat: | Irregular Lot                                        |        |                  |

|             |                                                                  |            |    |
|-------------|------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                          | Water:     | -  |
| Floors:     | Vinyl Plank                                                      | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                  | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                 | LLD:       | -  |
| Exterior:   | Vinyl Siding                                                     | Zoning:    | R1 |
| Foundation: | ICF Block                                                        | Utilities: | -  |
| Features:   | Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s) |            |    |

Inclusions: N/A

Exceptionally priced bungalow with three bedrooms on the main floor and a triple attached garage- you won't want to miss out on your chance to own this brand-new home in a quiet crescent location. Reach out to us early and personalize this home to suit your taste and preference. This home is upgraded to a higher level of comfort in the energy efficiency that you get from and ICF foundation, R24 wall insulation, R62 ceiling insulation, Triple glazed windows, heat recovery ventilation.. More savings in your pocket by purchasing this new energy efficient home!! Add to this list are bonus items like an insulated/boarded garage with floor drain, colored overhead garage doors with built in windows, vaulted ceilings, upgraded kitchen, open concept, three bedroom and 2 bathrooms on the main floor When you buy this home, you are buying with confidence that this home is backed up by a new home warranty plan, a well established community builder plus so much more...