

\$529,900 - 1707 56 Avenue, Lloydminster

MLS® #A2246375

\$529,900

5 Bedroom, 4.00 Bathroom, 1,854 sqft

Residential on 0.01 Acres

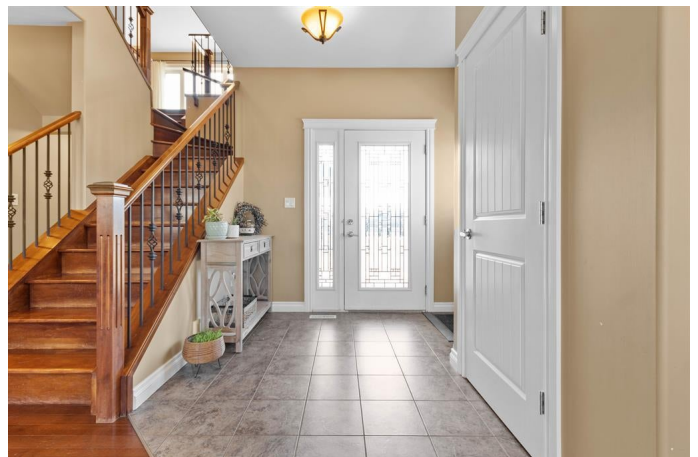
College Park, Lloydminster, Alberta

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

Additional Information

Date Listed	August 6th, 2025
Days on Market	21
Zoning	R1

Listing Details

Listing Office eXp Realty (Lloyd)

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.