

**1308 56 Avenue**  
**Lloydminster, Alberta**

**MLS # A2170101**



**\$494,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

This raised bungalow has all the features and benefits you are looking for in a new home...this 1267 square foot three-bedroom home has one of the nicest layouts we have seen- large master bedroom with ensuite and walk in closet... everything works well for furniture placement and functional living. The large foyer and oversized garage (24' by 24') are everything you have been wanting but unable to find. The large island and kitchen design is well suited for entertaining.. so too is the open plan with full sight lines between kitchen/dining and living room areas. The 9-foot ceilings on the main floor and the ICF foundation add extra benefit and livability to this well-built home. The location in a crescent- off the busy streets will be a feature you will come to love.. price includes a 4-piece kitchen appliance package and double concrete driveway. Get interested in this home early enough to pick your finishing choices. **IMPORTANT TO NOTE:** This home is built to meet or exceed NRCan EnerGuide Rating System and CMHC buyers are eligible for a refund of up to 25% of their CMHC premiums- (buyer's must qualify and meet certain requirements, and size of refund is subject to application approval.)