

1313 56 Avenue
Lloydminster, Alberta

MLS # A2274134



\$599,950

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | College Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,887 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms), Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This exceptionally crafted home from Bexson Homes will surely impress, with 1887 ft of living space, this 2 story home with oversized double attached heated garage sitting on an ICF foundation offers space for the growing family. The main level offers comfortable living with 9' ceilings throughout, a spacious kitchen with quartz counters, tiled backsplash and pot filler for the inspiring chef. The adjacent dining area is perfect for holiday get togethers, relax in the formal living room anchored by a modern electric fireplace. A mudroom to keep the everyday clutter is tucked away from the main area as well there is a powder room for your guests. Upstairs enjoy the benefits of having an extra flexible bonus space for the family or kids to gather, the primary bedroom has walk in closet and ensuite with tiled shower and dual vanities. A total of 4 bedrooms are upstairs as well as a 4 piece bathroom and laundry room for convenience. The possibilities are endless for comfortable family living!