

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!