

1311 56 Avenue
Lloydminster, Alberta

MLS # A2283317



\$662,843

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 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!