

# \$409,900 - 2205 56 Avenue, Lloydminster

MLS® #A2258547

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to 2205 56 Avenue, located in the College Park neighbourhood of Lloydminster, AB. This beautifully maintained bungalow showcases vaulted ceilings, rich hardwood floors, and a functional layout designed for family living. The main level features three bedrooms, including a spacious primary suite complete with a four-piece en-suite and a generous walk-in closet. The fully developed basement is perfect for entertaining, featuring a large family room complete with a wet bar and a cozy gas fireplace. Step outside and enjoy a mature, landscaped yard with a gas BBQ line on the deck, ideal for gatherings. Additional highlights include a heated, double-attached garage with radiant heat, central air conditioning, a smart thermostat, as well as walking distance to schools, parks, and scenic walking paths. This property combines comfort, style, and convenience in one of Lloydminster's most desirable areas. 3D Virtual Tour Available!

Built in 1997

## Essential Information

MLS® #	A2258547
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,349



Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2205 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2W2

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	September 24th, 2025
Days on Market	1
Zoning	Single-detached Residenti

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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