

# \$274,500 - 1, 4201 56 Avenue, Lloydminster

MLS® #A2054703

## \$274,500

3 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

Well designed bungalow style condo, in central Lloydminster. This East facing unit offers a west facing deck and kitchen, and features a large living room, dedicated dining area and eat it kitchen with oak cabinets. The primary bedroom has two closets and a 3 piece en-suite bathroom. There is a second bedroom on the main floor, with the main bathroom having both laundry fixtures and a sit-soak tub with shower. Downstairs you will find a large family room with a bar area, a bedroom, 3 piece bathroom and an abundance of storage available in three different areas. This property features on demand hot water (tankless), surge protection on the electrical panel, a High Efficient furnace, central A/C, and newer flooring on the back deck - just to name a few.

Built in 1996

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2054703  |
| Price          | \$274,500 |
| Sold Price     | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,121     |
| Acres          | 0.00      |
| Year Built     | 1996      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1, 4201 56 Avenue      |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 2T4                |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Tankless Hot Water, Vinyl Windows                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Tankless Water Heater, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Lawn, Landscaped         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2023 |
| Date Sold      | May 22nd, 2024 |
| Days on Market | 354            |
| Zoning         | R3             |

HOA Fees                      0.00

**Listing Details**

Listing Office                RE/MAX OF LLOYDMINSTER

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