

# \$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 |
| Sold Price | \$402,000 |
| 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         | Sold        |

### 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 |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)                           |
| 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, Lawn, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Wood                                                     |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | September 24th, 2025      |
| Date Sold      | October 10th, 2025        |
| Days on Market | 16                        |
| Zoning         | Single-detached Residenti |
| HOA Fees       | 0.00                      |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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