

\$319,500 - 1312 55 Avenue, Lloydminster

MLS® #A2262745

\$319,500

3 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.11 Acres

College Park, Lloydminster, Alberta

First time homebuyers dream home located in College Park near the Servus Sport Centre. This Bi-level home is ready for the next owner with 3 bedrooms and 2 full bathrooms. The open concept main floor features the living room, kitchen/dining room, master bedroom, 4-piece bathroom, and another bedroom. The fully finished basement features a large family room, a good-sized bedroom with walk-in closet, 4-piece bathroom, a den but it can easily turn into a 4th bedroom, and the laundry and furnace room. Stepping outside the backyard with an access door from the kitchen you have your 2-tier deck, nice backyard, and a fully fenced yard. It is nicely located with parks and school nearby, grocery stores, coffee shops, and easy access to and from both highway 16 and 17. Seller can accommodate quick possession if needed.

Built in 2017

Essential Information

MLS® #	A2262745
Price	\$319,500
Sold Price	\$324,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.11



Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1312 55 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Pantry, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 5th, 2025
Date Sold	October 23rd, 2025
Days on Market	16
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office Maxwell Reliant Realty



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