

# \$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
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	Active

### 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	High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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
Zoning	R1

### Listing Details

Listing Office	Maxwell Reliant Realty
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