



**1707 56 Avenue , Lloydminster, Alberta - \$529,900**



Main Photo

## Property Description

Located in College Park this beautiful 2 storey home features a walking path from the back yard to the elementary school, double 25x25 heated garage with a drain and hot cold taps, and fenced yard. Inside you will find an open concept on the main floor with a spacious living room and kitchen with granite counters all appliances are included with main floor laundry, A/C, Central vac, a large corner pantry and an island with a sink. Upstairs you will find a bonus living room with a cozy gas fireplace, and hardwood floors. The master bedroom has a corner jetted tub with a shower and double granite sinks, with 2 bmore bedrooms and a full bathroom. The fully finished basement has 2 bedrooms, living room, and a bathroom. Walking distance to College Park Elementary School



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Courtesy Of: eXp Realty (Lloyd)



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