

\$249,900 - 28, 4201 56 Avenue, Lloydminster

MLS® #A2213905

\$249,900

1 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.10 Acres

Southridge, Lloydminster, Alberta

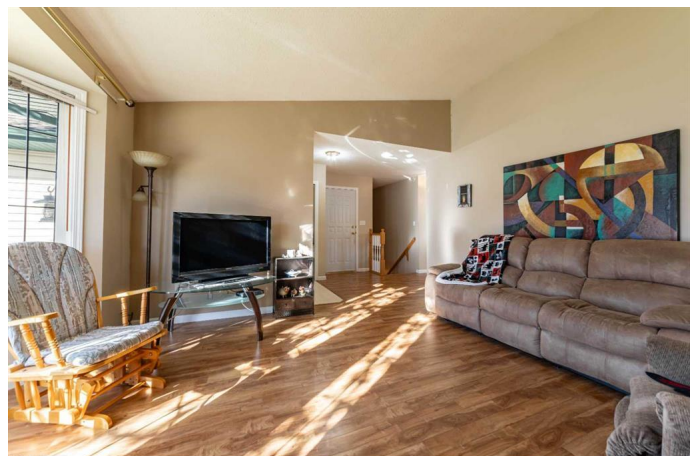
Welcome to Horizon Village, a desirable adult living community where you can enjoy a maintenance-free lifestyle. This well-maintained 1-bedroom home at 28, 43-201 56 Avenue in Lloydminster, AB, is perfect for those seeking a relaxing retirement.

The bright and open main floor features vaulted ceilings, a spacious primary bedroom with an ensuite, and the convenience of main-floor laundry. Step out onto the deck just off the kitchen, complete with a natural gas BBQ hookup, and enjoy your outdoor space with ease. The single attached garage adds extra comfort and security, while the undeveloped basement provides plenty of potential for future expansion. Plus, with lawn care and snow removal included, you can focus on enjoying life. Just a short walk to the mall and other amenities, this home offers convenience and comfort. All appliances are included, making it move-in ready. 3D Virtual Tour Available.

Built in 1996

Essential Information

| | |
|------------|-----------|
| MLS® # | A2213905 |
| Price | \$249,900 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,017 |
| Acres | 0.10 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 28, 4201 56 Avenue |
| Subdivision | Southridge |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 2T4 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal |
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Insulated, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Garburator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 15 |
| Zoning | R3 |
| HOA Fees | 440 |
| HOA Fees Freq. | MON |

Listing Details

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

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