

# \$239,900 - 4502 56 Avenue, Lloydminster

MLS® #A2252542

## \$239,900

4 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.16 Acres

West Lloydminster, Lloydminster, Alberta

Quick possession available. This 4-bed (could be 5), 3-bath family home measures just over 1100 sq ft and boasts a double detached garage and easy access to HWY 16. It is located close to shopping, parks, the Archie Miller Arena and the Outdoor Pool. Three of the bedrooms are on the main level including the master bedroom with a convenient 2-pc ensuite. Both the upstairs living room and the downstairs family room are spacious and both are great spaces for entertaining and relaxing. The basement family room has a door and can be used as bedroom number 5. The heated garage measures 22x26 and boasts back-alley access and room for 6 vehicles plus an RV. Call to view this terrific property!

Built in 1963

### Essential Information

MLS® #	A2252542
Price	\$239,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.16
Year Built	1963
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	4502 56 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V0Z4

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Corner Lot, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2025
Days on Market	44
Zoning	R1

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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