

**4502 56 Avenue**  
**Lloydminster, Alberta**

**MLS # A2252542**



**\$239,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Few Trees, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Public OPEN HOUSE Sunday September 28th 1:00-2:30. 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!