



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1707 56 Avenue
Lloydminster, Alberta

MLS # A2246375



\$525,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Veneer, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Double Vanity		
Inclusions:	none		

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 more bedrooms and a full bathroom. The fully finished basement has 2 bedrooms, living room, and a bathroom. Walking distance to College Park Elementary School Quick possession