

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

MLS® #A2189292

**\$249,900**

1 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.10 Acres

Southridge, Lloydminster, Alberta

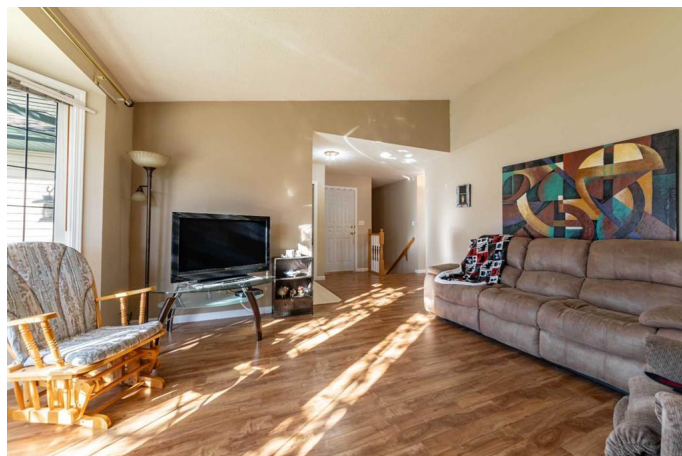
Welcome to Horizon Village, a desirable adult living community where you can enjoy a maintenance-free lifestyle. This well-maintained 1-bedroom home at 28, 43-201 56 Avenue in Lloydminster, AB, is perfect for those seeking a relaxing retirement.

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® #	A2189292
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	Bungalow, Side by Side
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), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
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	January 23rd, 2025
Days on Market	87
Zoning	R3
HOA Fees	440
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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