

# \$137,500 - 4415 56 Avenue, Lloydminster

MLS® #A2207629

**\$137,500**

2 Bedroom, 1.00 Bathroom, 488 sqft

Residential on 0.00 Acres

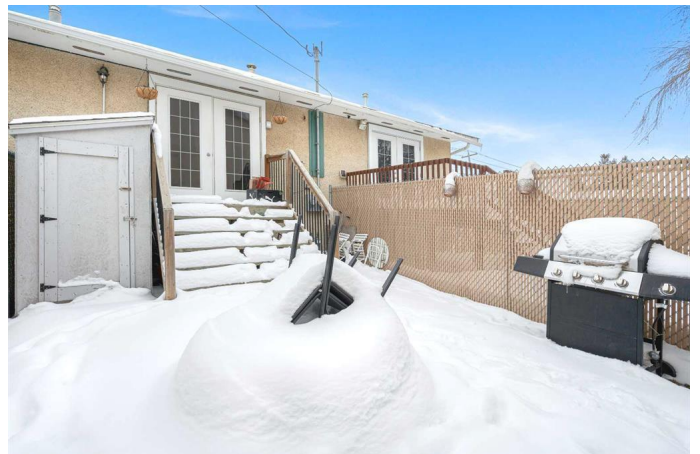
West Lloydminster, Lloydminster, Alberta

Comfortable and affordable home ownership opportunity! This 2 bedroom, 1 bathroom condo is a great place to live and would also make a good investment property. Located close to shopping, schools, restaurants, clinics and many other amenities is very convenient. A cute 2 level condo with 2 bedrooms and a full bathroom downstairs. Upstairs is a well cared for living, dining and kitchen area. There is a fenced off backyard and deck for a nice outdoor space all to yourself. Condo fees are \$175/month in this well managed building. Condo fees include garbage, recycling, front yard care, snow removal and reserve fund savings. Each self-contained unit has its own furnace and hot water tank. Come take a look today at an affordable option to home ownership.

Built in 1968

## Essential Information

MLS® #	A2207629
Price	\$137,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	488
Acres	0.00
Year Built	1968
Type	Residential



Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	4415 56 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0Z3

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### **Interior**

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

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	10
Zoning	R4

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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