

# \$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	9
Zoning	R4

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.