

\$275,000 - 19, 4201 56 Avenue, Lloydminster

MLS® #A2232566

\$275,000

3 Bedroom, 3.00 Bathroom, 1,000 sqft

Residential on 0.09 Acres

Southridge, Lloydminster, Alberta

Looking for a simpler lifestyle without giving up comfort and space? This welcoming home in a well-kept adult-only complex offers just that – and with snow and yard care included in the condo fees, you can skip the shoveling and lawn mowing for good.

Tucked away in a peaceful spot, yet still close to all the essentials, this home features a single attached garage and a cozy layout designed for easy living. The living room is bright and comfortable with a natural gas fireplace, while the eat-in kitchen has upgraded cabinets and walks out to your private back deck – with no rear neighbours for added peace and privacy.

The main floor also includes two bedrooms, a full bathroom, main floor laundry, and a 2-piece ensuite off the primary bedroom with his and hers closets for added convenience. Downstairs, you’ll find even more space to spread out – a large family room, a third bedroom with its own ensuite, plus a dedicated storage room.

If you're ready to enjoy a relaxed lifestyle in a friendly, adult-only community, this home is a must-see.

Built in 1996

Essential Information

MLS® # A2232566

Price \$275,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,000
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	19, 4201 56 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 18th, 2025
Days on Market	7
Zoning	R3

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.