

# \$179,900 - 2917 56 Avenue, Lloydminster

MLS® #A2228133

**\$179,900**

4 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.12 Acres

West Lloydminster, Lloydminster, Alberta

Affordable Opportunity Across from Kinsman Park!

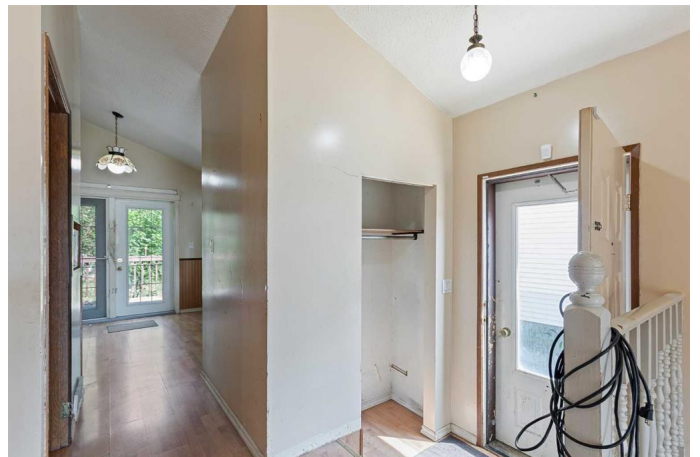
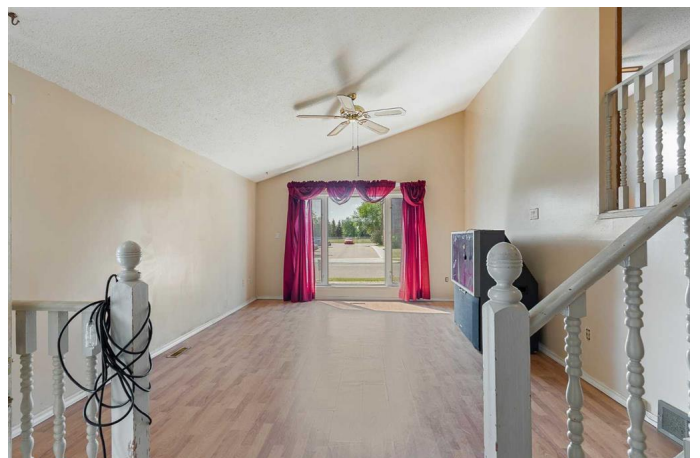
Looking to break into the housing market or take on your first renovation project? This 4-bedroom, 2-bathroom four-level split offers the perfect chance to build equity and create a home that fits your vision.

Located in a prime spot directly across from Kinsman Park, this property boasts a generous, fenced, and treed backyard—ideal for families, pets, or anyone who enjoys outdoor space. Inside, the home offers great bones, featuring new shingles and an updated furnace, setting a strong foundation for your renovation ideas.

With plenty of space to grow, this layout provides room for everyone, and its proximity to schools, parks makes it an ideal location for families or anyone seeking a connected community lifestyle.

This home needs some TLC, but the potential is undeniable. Whether you're a first-time buyer looking to personalize your space or a savvy investor searching for your next project—this property is worth a look!

Don't miss this opportunity to invest in your future—schedule your viewing today!



Built in 1984

### Essential Information

MLS® #	A2228133
Price	\$179,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	2917 56 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2B2

### Amenities

Parking Spaces	2
Parking	Off Street, Asphalt

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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