

# \$281,900 - 31, 4201 56 Avenue, Lloydminster

MLS® #A2233779

## \$281,900

3 Bedroom, 2.00 Bathroom, 967 sqft  
Residential on 0.00 Acres

Southridge, Lloydminster, Alberta

Welcome to Horizon Village – a tucked-away gem designed for adult living. This well-cared-for unit offers peace and privacy, backing onto beautiful green space. The main floor features an open concept layout with rich hardwood flooring, two spacious bedrooms, The master boasts a walkin closet. There is an oversized single garage. Downstairs, you’ll find a fully finished basement with a large living space, an additional bedroom, and a full bath – perfect for guests or extra room to relax. With ample storage throughout, this home checks all the boxes for low-maintenance, comfortable living in a quiet, community-focused setting.

Built in 1996

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2233779               |
| Price          | \$281,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 967                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 31, 4201 56 Avenue |
| Subdivision | Southridge         |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 2T4            |

## Amenities

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

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                     |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Back Yard, Front Yard     |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | June 24th, 2025       |
| Days on Market | 43                    |
| Zoning         | Row House Residential |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.