

# \$314,950 - 22, 4201 56 Avenue, Lloydminster

MLS® #A2263819

## \$314,950

3 Bedroom, 3.00 Bathroom, 1,030 sqft  
Residential on 0.17 Acres

Southridge, Lloydminster, Alberta

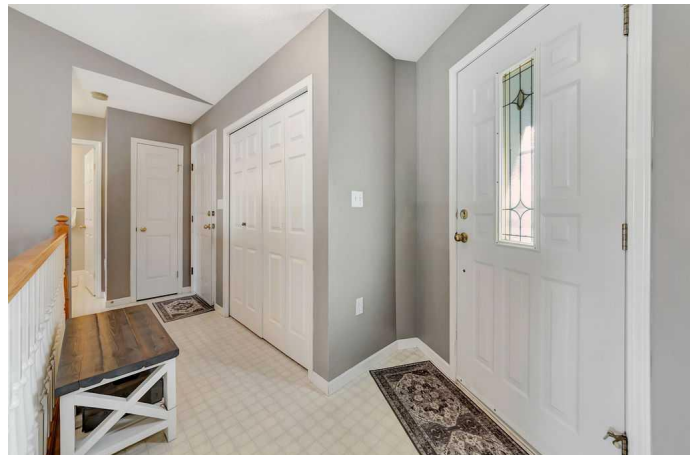
Welcome to Horizon Village, a desirable adult-living community offering comfort and convenience. This bungalow features 1,030 square feet of thoughtfully designed space with everything you need on one level. The bright and spacious living room flows into the dining area and functional kitchen, perfect for everyday living and entertaining. The main floor includes two bedrooms, a main bathroom, main floor laundry, and a primary suite with a 4-piece ensuite.

The fully finished basement provides additional living space with a large family room, an extra bedroom, and a 2-piece bathroom. Enjoy the convenience of a double attached garage and a maintenance-free lifestyle with no yard work or snow removal required. Horizon Village offers a welcoming, community-focused atmosphere and a wonderful place to call home.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263819  |
| Price          | \$314,950 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,030     |



|            |                        |
|------------|------------------------|
| Acres      | 0.17                   |
| Year Built | 1996                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22, 4201 56 Avenue |
| Subdivision | Southridge         |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 2T3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, 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 | None                   |
| Lot Description   | Underground Sprinklers |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Wood                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 28 |
| Zoning         | R3 |

## **Listing Details**

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

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