

\$769,900 - 1806 60a Avenue close, Lloydminster

MLS® #A2201923

\$769,900

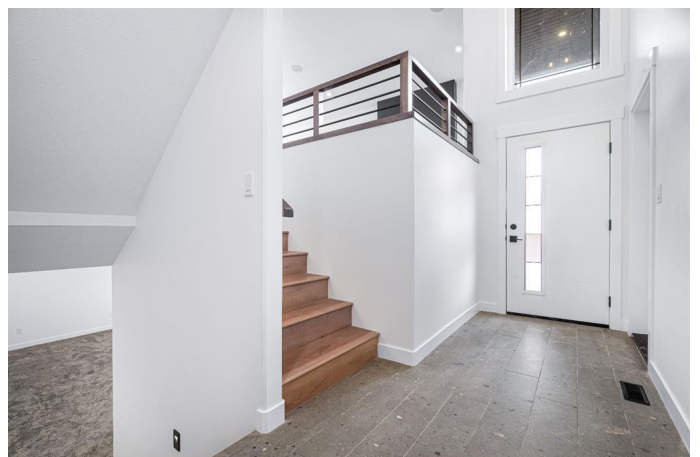
5 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

Welcome to this stunning, modified bi-level home, offering 1,650 SF of modern living space, located in a desirable cul-de-sac in Lakeside subdivision. This beautifully built home boasts a range of high-end features and upgrades for comfort, style, and convenience. Key features include: triple pane windows for superior energy efficiency and soundproofing, a fully finished basement with 9-foot ceilings, providing ample living space, HRV system for enhanced air quality and optimal ventilation, gorgeous custom tile shower, along with a relaxing soaker tub in the master bathroom for a luxurious spa-like experience, upgraded lights, luxury flooring, and stunning quartz countertops, spacious heated triple garage with side mount doors for easy access, two electric fireplaces for a cozy atmosphere year-round, deck complete and ready for entertaining or relaxing outdoors, tv hookups in every room seamless media set up, under-cabinet lighting on motion sensors in the kitchen and bathrooms, adding an elegant touch to the design. This home has been thoughtfully designed with attention to detail, combining modern luxury with functionality. This home also comes with 10 year progressive new home warranty! One of the seller's is a licensed Realtor in the provinces of AB & SK. Don't miss out on the chance to make this beautiful new construction your next dream home!

Built in 2024



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2201923 |
| Price | \$769,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,650 |
| Acres | 0.16 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1806 60a Avenue |
| Subdivision | Lakeside |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3S3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, High Ceilings, Pantry, Soaking Tub, Sump Pump(s) |
| Appliances | Garage Control(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Cul-De-Sac, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Other, Stone, Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 157 |
| Zoning | R1 |

Listing Details

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

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