

\$529,900 - 1808 63 Avenue, Lloydminster

MLS® #A2250942

\$529,900

4 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

Do not walk past this home without considering the exceptional value it represents in the marketplace.. Compare this home to the marketplace and you will see how this exceptional property compares easily to any new construction in the market and the extra value you will get the moment you walk through the door and falling love with it! This home has 2+2 bedrooms and 2+1 bathrooms. Huge living space was achieved on the main floor with elimination of the third bedroom on the main floor - perfect empty nester home or home with teenagers as this floor plan puts the square footage where you really want it, on the main level. Add to this the extra benefits of this barely lived in home (looks and feels new) such as: 18 foot vaulted ceilings in the living room providing huge space and size, open concept floor plan, window glazing that floods the main floor with natural light, Custom kitchen with Quartz counter tops and large island, dream ensuite bathroom with soaker tub, upgraded glass railings, central air conditioning, pine baseboard/casing, lighted mirror in ensuite, underground sprinklers, oversized heated garage with extra deep storage/workspace on the south side, extremely quiet location, green space buffer in the backyard that will separate and provide greater privacy from future residential developments. You do not want to miss this home and all it has to offer!!



Built in 2020

Essential Information

MLS® #	A2250942
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,339
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	1808 63 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	R1

Listing Details

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

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.