

\$549,900 - 1811 61 Avenue, Lloydminster

MLS® #A2078108

\$549,900

5 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.14 Acres

NONE, Lloydminster, Alberta

This Lakeside Modified Bilevel is a true gem that captivates with its impeccable curb appeal. This stunning home boasts a stone-front facade, complemented by sleek black windows, eaves, soffits, and doors, creating a striking first impression that sets the stage for what lies inside.

Upon entering, you'll immediately appreciate the airy and inviting open concept design. The heart of this home is the modern kitchen, featuring top-of-the-line Jenn-Aire appliances, gleaming quartz countertops, and a spacious island. Whether you're an aspiring chef or simply love to entertain, this kitchen is a dream come true.

The kitchen seamlessly flows into a generously sized dining area, perfect for hosting gatherings of family and friends. Picture yourself enjoying meals here, bathed in natural light streaming in through the ample windows.

The front living room is a cozy retreat with a feature fireplace wall that exudes warmth and sophistication. Whether you're snuggled up with a book or hosting guests, this space is sure to be a favorite spot.

This Lakeside Modified Bilevel offers a luxurious master bedroom complete with a large ensuite. Pamper yourself in the ensuite's soaker tub or indulge in the custom shower.



The sizable walk-in closet is a fashion lover's dream, featuring custom shelving and drawers, ensuring your wardrobe stays organized and accessible.

Venture downstairs to the basement, where you'll discover a spacious family room, ideal for movie nights or game days. The wet bar adds a touch of convenience, making it easy to enjoy refreshments while you unwind. Additionally, two more bedrooms and another well-appointed bathroom make this level perfect for guests or growing families.

This home also features a double heated garage, a must-have for those cold winter months, and central air conditioning to keep you comfortable all year round.

Stepping into the backyard, you'll find an oasis of tranquility with a children's play center for the little ones and stunning perennials and rock gardens that showcase nature's beauty. Whether you're sipping morning coffee on your own custom deck or hosting summer barbecues, this backyard is a private paradise.

With a total of 1620 square feet, this Modified Bilevel combines elegant design, modern amenities, and thoughtful touches to create a harmonious living space that you'll be proud to call home. It's a testament to the art of comfortable and luxurious living, all in one stunning package.

Built in 2015

Essential Information

MLS® #	A2078108
Price	\$549,900
Sold Price	\$525,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1811 61 Avenue
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bar, Bookcases, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Playground
-------------------	----------------------

Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 4th, 2023
Date Sold	December 1st, 2023
Days on Market	88
Zoning	R1
HOA Fees	0.00

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.