

# \$564,900 - 1804 61 Avenue, Lloydminster

MLS® #A2086712

**\$564,900**

5 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.14 Acres

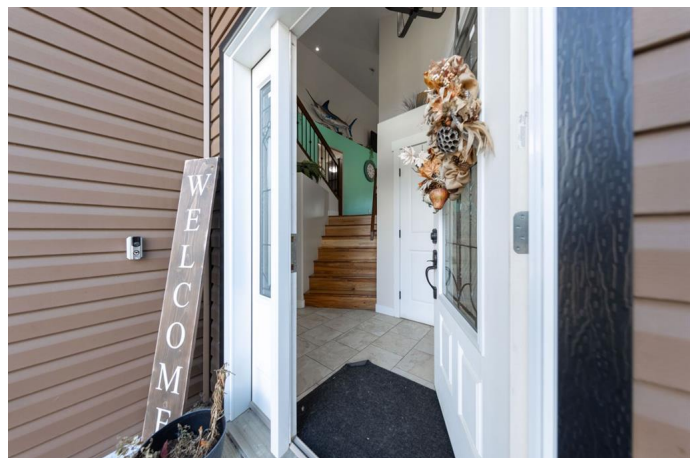
West Lloydminster City, Lloydminster, Alberta

Welcome to Lakeside luxury living! This modified bi-level boasts 5 bedrooms and 3 bathrooms, ensuring space for everyone. The heart of the home is the kitchen with its large island and convenient corner pantry, making meal prep a breeze. Air conditioning keeps the entire home comfortable, while underground sprinklers maintain the lush exterior. The basement is a haven with 2 bedrooms, a bathroom, and a spacious family room - perfect for relaxation or entertaining guests. The master suite is a retreat in itself, featuring an en-suite with an oversized jacuzzi tub, a walk in shower with double shower heads and ambient accent lighting. The primary walk in closet is not only oversized but also adds to the oversized primary bedroom. Totalling 1478 square feet, this residence is designed for both style and functionality. The triple attached heated garage adds convenience, ensuring your vehicles are ready for any weather and also backs onto Green space with a park close by. Welcome home to the perfect blend of elegance and comfort in Lakeside.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2086712  |
| Price      | \$564,900 |
| Sold Price | \$532,000 |
| Bedrooms   | 5         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,478             |
| Acres          | 0.14              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1804 61 Avenue         |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 3P6                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                              |
| Parking        | Concrete Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry                                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Backs on to Park/Green Space, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Wood                                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2023 |
| Date Sold      | May 7th, 2024      |
| Days on Market | 209                |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office            eXp Realty (Lloyd)

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