

\$499,900 - 26, 2715 73 Avenue, Lloydminster

MLS® #A2088029

\$499,900

4 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

Presenting this remarkable property located on a tranquil street within the esteemed Lakeshore Estates, where you can fully immerse yourself in the serene surroundings of this idyllic location. Just a short stroll from the picturesque Budmiller Park, with its various scenic walking trails and a multitude of recreational activities for everyone to enjoy. This spacious bungalow features four bedrooms and three baths, offering an inviting living space designed to cater to all your family's needs. The interior showcases a hardwood living room and a ceramic kitchen, adding a touch of elegance and functionality. The master bedroom boasts a luxurious ensuite with a jet tub and a big walk-in closet, providing a private retreat within your home. Outside, professionally landscaped lawns are meticulously maintained by an underground sprinkler system, ensuring your outdoor oasis remains in pristine condition throughout the year. The gemstone lights create an enchanting ambiance in your exterior spaces, making it perfect for relaxation or entertaining. The exterior is adorned with real stone and upgraded trim work finishings, accentuating the property's curb appeal and durability with hardy plank siding. Additional features include air conditioning for climate control, a central vacuum system for convenience, and carpets in the bedrooms for added comfort. The main floor laundry further enhances your day-to-day living experience. With an attached oversized double garage, complete with a forced air



heater and convenient automatic door openers, your comfort and ease are assured. This residence is part of a secure gated community, where your safety and well-being are paramount. Moreover, condo fees include garbage disposal, common area maintenance (including grass cutting in common areas), street snow removal, street lights, and power to the gates. Don't miss this opportunity to turn this dream home into your reality.

Built in 2015

Essential Information

MLS® #	A2088029
Price	\$499,900
Sold Price	\$487,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,422
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	26, 2715 73 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L7

Amenities

Amenities	Playground
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage
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Interior

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

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 17th, 2023
Date Sold	April 6th, 2024
Days on Market	172
Zoning	DC1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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