

\$1,223,632 - 1601 59b Avenue, Lloydminster

MLS® #A2091492

\$1,223,632

4 Bedroom, 3.00 Bathroom, 1,710 sqft

Residential on 0.22 Acres

West Lloydminster City, Lloydminster, Alberta

It doesn't get better than this. Custom raised bungalow measuring 1710 square feet on the main floor with a fully finished walk out basement backing on to water view and green space/walking path. This home features in floor heat in the garage and basement, features a triple attached garage measuring 748 square feet... and upgrades everywhere you look: 9' ceilings on the main floor and 9' ceilings in the basement, ICF foundation, Custom cabinets, glacier white quartz counter tops, 30 year architectural shingles, T16 overhead garage doors, custom baseboard and casing, upgraded flooring allowances, custom light fixtures, upgraded stucco exterior with extensive masonry accents, central air, wood beams accenting the interior, custom fireplace accent, custom tile shower feature in ensuite bathroom, full deck with covered portions and railings on east exposure of home, full walk out basement with daylight windows, 4" by 16" subway tile shower walls, large soaker tub, large granite sink, pot filler, custom island pendant lights, white oak cabinetry, wall mount tub filler in ensuite, custom shower and bath trim, 24" by 48" floor tile in bathrooms, montigo Platinum Glass wall fireplace, white oak railing with black spindles, custom closet organizers, mudroom bench with custom finish This location is on one of the nicest, and largest lots of its kind in a premier location.

Built in 2023



Essential Information

MLS® #	A2091492
Price	\$1,223,632
Sold Price	\$1,223,632
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,710
Acres	0.22
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1601 59b Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R6

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Garage Control(s)
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, Rectangular Lot, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 6th, 2023
Days on Market	3
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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