

# \$599,900 - 1908 61 Avenue, Lloydminster

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MLS® #A2114632

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,955 sqft

Residential on 0.14 Acres

West Lloydminster City, Lloydminster, Alberta

This stunning, custom built two storey located in the sought after neighborhood of Lakeside is a rare opportunity you won't want to miss. Step inside the foyer and marvel at the grand staircase, crystal chandelier, and impressive main entry. Hardwood and tile grace the open concept main floor, while the upgraded cabinetry and quartz counter tops accent a kitchen anyone would be proud to call their own. Enjoy plenty of natural light through the west facing floor to ceiling windows spanning the back of your home allowing for an exceptional view of your fully landscaped yard, covered deck, and the green space located behind your property. The second floor boasts your primary with walk in closet, soaker tub, and custom tiled shower along with two additional bedrooms. The fully finished basement is where you will find the expansive rec room, 4th bedroom, and plenty of storage space. With a heated garage, main floor laundry, gas fire place and more this property is waiting for the perfect family to call this place home!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2114632  |
| Price      | \$599,900 |
| Sold Price | \$592,500 |
| Bedrooms   | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,955       |
| Acres          | 0.14        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1908 61 Avenue         |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V3R3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Backs on to Park/Green Space, Lawn, Landscaped |
| Roof              | Asphalt Shingle                                |

|              |            |
|--------------|------------|
| Construction | Wood Frame |
| Foundation   | Wood       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2024 |
| Date Sold      | March 29th, 2024 |
| Days on Market | 16               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|



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