

\$349,900 - 2206 61 Avenue, Lloydminster

MLS® #A2115453

\$349,900

4 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.12 Acres

West Lloydminster City, Lloydminster, Alberta

Welcome to Lakeside and this charming 2 story home located within walking distance to Bud Miller Park! Inside you'll find that all the hard work has been done for you and all that's left is for your family to move in and add their personal touches. The main floor is a neutral color palette creating seamless flow from the living room which is centered around a gas fireplace, dining room and kitchen. Quartz countertops, new appliances, white subway backsplash, and white cabinets with undercabinet lighting surround the island with eating bar, your adjacent dining room looks out into the fully fenced and private backyard. A 2 piece powder room is just off the entrance from the garage for your guests. The bedrooms are all tucked away for ultimate peace and relaxation for the family, two bedrooms, a 4 piece main bathroom and primary bedroom. Washer and dryer are located upstairs for convenience. The basement is fully finished with a large family room, 4 piece bathroom, and an additional bedroom. There is lots of space for the whole family including a fully finished and heated double car garage for dad to keep all his "extras", and RV parking!

Built in 2003

Essential Information

MLS® # A2115453

Price \$349,900



Sold Price	\$348,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2206 61 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 16th, 2024
Date Sold	April 1st, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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