

\$549,900 - 1903 61 Avenue, Lloydminster

MLS® #A2131129

\$549,900

5 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.13 Acres

West Lloydminster City, Lloydminster, Alberta

Welcome to your dream home in the highly sought-after Lakeside neighborhood! This stunning modified bilevel home features an array of amenities sure to impress. Step inside to discover beautiful hardwood flooring that extends throughout the entire living room, kitchen, and dining area, creating a warm and inviting atmosphere.

The heart of the home is the kitchen, equipped with a large island perfect for meal prep and casual dining. It also boasts a corner pantry, elegant tile backsplash, sleek stainless steel appliances, and plenty of storage space for all your culinary needs. Adjacent to the kitchen, the dining area offers easy access to the rear deck, which is equipped with a natural gas BBQ hook-up and bench seating—ideal for entertaining and enjoying time with family and friends.

The spacious primary bedroom is a true retreat, featuring a walk-in closet and a private 3-piece ensuite bathroom with a luxurious double shower. The home also includes two additional bedrooms in the basement, alongside a large family room and a full bathroom, providing ample space for family living and guest accommodation.

Additional highlights include air conditioning, central vacuum system, and a triple attached heated garage for your convenience and comfort. The property is fully fenced and



beautifully landscaped, making it the perfect place to call home. Don't miss out on the opportunity to own this fantastic property in a desirable location!

Built in 2014

Essential Information

MLS® #	A2131129
Price	\$549,900
Sold Price	\$545,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,544
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1903 61 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Triple Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 24th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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