

\$469,777 - 1706 59b Avenue, Lloydminster

MLS® #A2147220

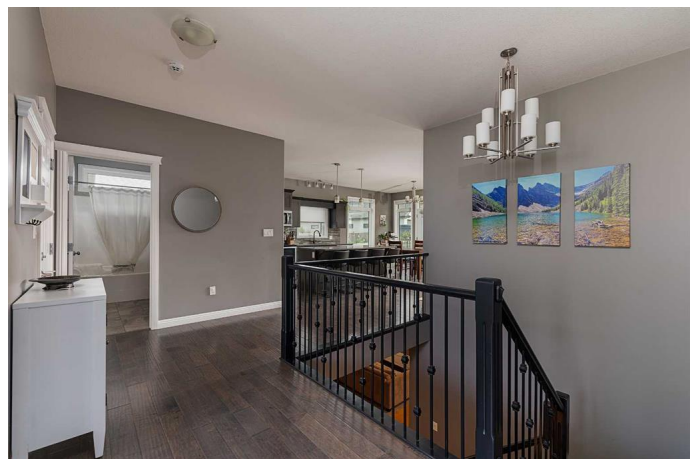
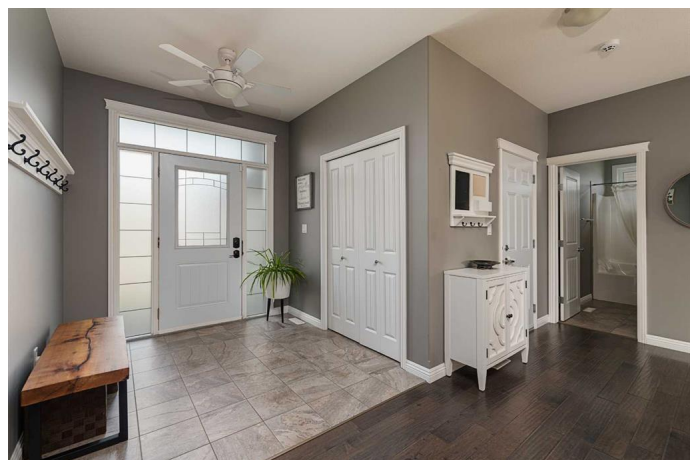
\$469,777

4 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

Welcome to your dream home nestled in a prime location, perfectly situated and only walking distance away from parks and scenic walking trails, this home offers not only convenience but also an ideal setting for those seeking both relaxation and adventure. Upon entry through the spacious tiled foyer, one is immediately struck by the seamless flow of the open-concept living room and kitchen area—a harmonious space designed to inspire entertaining and create lasting memories. The kitchen stands as a culinary masterpiece with abundant cabinetry, gleaming granite countertops, and a generously sized island that beckons both chefs and guests alike to gather around. The primary bedroom serves as a sanctuary within itself, boasting a sprawling walk-in closet fit for any fashion enthusiast and an ensuite bathroom adorned with dual sinks set upon ample countertop space—an indulgent retreat for unwinding after long days. The living room has a cozy natural gas fireplace that takes center stage against an elegant stone feature backdrop—offering comfort during chilly evenings while adding character to the space. Descend into the expansive basement where endless possibilities await; from a delightful family room ready for laughter-filled gatherings to two additional bedrooms offering comfort and privacy along with a convenient three-piece bathroom ensuring everyone's convenience is met seamlessly. A private developed backyard with no back alley



neighbours and a heated 2-car garage completes this package. Welcome HOME! Don't miss out on exploring every detail through our immersive 3D virtual tour experience.

Built in 2014

Essential Information

MLS® #	A2147220
Price	\$469,777
Sold Price	\$469,777
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,339
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1706 59b Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)
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Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 24th, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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