

\$564,900 - 2009 61 Avenue, Lloydminster

MLS® #A2153390

\$564,900

3 Bedroom, 2.00 Bathroom, 1,334 sqft

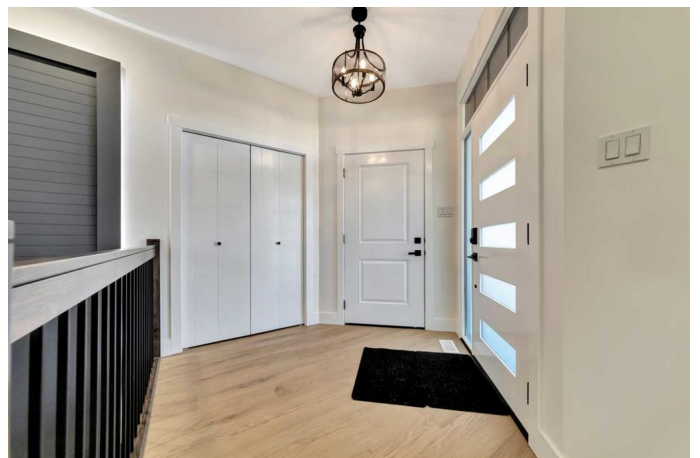
Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Introducing your dream home in the heart of Lloydminster's Newer Lakeside Neighborhood!

Step into this modern bungalow at 2009 61 Avenue, boasting over 1300 square feet of contemporary living space. As you enter, you'll immediately notice the stunning vinyl plank flooring that sets the tone for this beautifully appointed home. The kitchen is a true chef's delight, featuring quartz countertops, a convenient butler pantry, and an additional pantry for all your storage needs.

The centrepiece of this space is the expansive, electrified island, perfect for gathering with friends and family. The modern farmhouse lighting, with sleek black accents, adds a touch of elegance throughout the home. The primary bedroom is a sanctuary of style and comfort, with an eye-catching accent wall and a luxurious 3-piece ensuite with a custom 4' shower. You'll also appreciate the oversized walk-in closet, providing ample space for your wardrobe. One of the standout features of this property is the exceptional triple-attached garage. It's equipped with a sump and a gas line for heat and hot/cold water taps, making it a versatile space for all your automotive and storage needs. With over 700 square feet, it's a car enthusiast's dream. The basement is a blank canvas, ready for your personal touch. Whether you envision a home theatre, a home gym, or additional living space, the builder can help you complete the basement to your liking. The outdoor space is equally impressive, with an access door off the



kitchen leading to a concrete patio. It's the ideal spot for outdoor dining, and the BBQ line hookups make it perfect for grilling enthusiasts. This home at 2009 61 Avenue offers modern living at its finest, with thoughtful design and quality finishes. Take advantage of the opportunity to make it yours and enjoy the Lloydminster lifestyle in this incredible property.

Built in 2022

Essential Information

MLS® #	A2153390
Price	\$564,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,334
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2009 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R2

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Insulated, Triple Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Other, Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	August 6th, 2024
Date Sold	October 23rd, 2024
Days on Market	78
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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