

\$479,900 - 1815 61 Avenue, Lloydminster

MLS® #A2177721

\$479,900

4 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

Step inside this stunning, custom-modified bi-level home, and feel instantly at ease with its perfect blend of warmth, elegance, and functionality. The spacious 1300 sq ft layout invites you in through a large, welcoming foyer, complete with a convenient closet for seamless storage.

Ascend the stairs to find an airy main living area bathed in natural light, creating an inviting atmosphere for gatherings or quiet evenings alike. At the heart of this home, the large eat-in kitchen is designed to impress, with a central island, corner pantry, and tasteful finishes throughout. Backsplash details and stylish light fixtures add the perfect modern touch, while ample cabinetry ensures everything you need is right at hand.

The main level also offers two generously sized bedrooms and a beautifully finished four-piece bathroom, ideal for family or guests. Just a few steps up, the private primary retreat awaits—a serene oasis featuring a spacious four-piece ensuite and a large walk-in closet, ready to house your entire wardrobe with ease.

The lower level is where memories are made, anchored by a cozy family room complete with an electric fireplace and custom wood mantle. This central piece, flanked by built-in shelves and cabinets, creates a perfect space for relaxation, movie nights, or entertaining



friends. A separate games area invites hours of fun, and an additional bedroom, another four-piece bathroom, and a dedicated laundry room complete this level with thoughtful functionality.

Outside, the attached double heated garage provides not only comfort during colder months but is also equipped with a sump pump, ensuring peace of mind. The landscaped yard, with attractive quick curb detailing, offers a serene setting in a sought-after Lakeside neighborhood, providing a blend of privacy and community warmth.

Every corner of this home has been meticulously designed for both style and comfort, start imagining the life you'll build there!

Built in 2017

Essential Information

MLS® #	A2177721
Price	\$479,900
Sold Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,300
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1815 61 Avenue
Subdivision	Lakeside

City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior Features	None
Lot Description	Lawn, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Wood

Additional Information

Date Listed	November 6th, 2024
Date Sold	November 20th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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