

\$539,900 - 2303 59 B Avenue close, Lloydminster

MLS® #A2180811

\$539,900

4 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.18 Acres

Lakeside, Lloydminster, Alberta

This stunning bungalow, nestled in a peaceful Lakeside cup-de-sac, offers 1380 sqft of meticulously designed living space, perfect for those seeking comfort, style, and functionality. Open Concept Design: This spacious layout is perfect for entertaining, featuring a seamless flow between the kitchen, dining and living areas. Gourmet Kitchen: Chocolate-glazed maple cabinets, a large walk-in pantry, and brand new quartz countertops create the culinary space. Includes all appliances for a move-in-ready experience. Luxurious Living Room: A cozy gas fireplace serves as the centrepiece with all new stone, adding warmth and charm to the main floor. Main Floor Laundry: Includes a sink conveniently located off the garage entry for added practicality. Primary Suite: Upstairs, the expansive primary bedroom boasts a five-piece ensuite bath with air tub. Versatile Den can serve as an additional bedroom or home office. Lower Level: The basement features in floor heating, three oversized bedrooms, and ample room for recreation and relaxation. Amenities include Central Air Conditioning, Central Vacuum system and Integrated Sound System with separate volume controls throughout the home including out on the deck. Triple Attached Garage includes radiant heat and floor drain in the main garage and in floor heating in the shop portion perfect for year round projects. Refinished Deck with Gazebo is a perfect space for outdoor dining or relaxation, complete with a gas line for grilling. Five zone



sprinkler system keeps the beautifully landscaped yard lush and vibrant. This home is a rare gem that combines luxury, convenience, and a serene location. Perfect for families or the empty nester or anyone seeking a quiet retreat with modern amenities. Book your showing today to experience the charm of this Lakeside bungalow!!

Built in 2003

Essential Information

MLS® #	A2180811
Price	\$539,900
Sold Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2303 59 B Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J3

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Combination, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Cul-De-Sac, Gazebo, Front Yard, Lawn, Garden, Landscaped, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 26th, 2024
Date Sold	December 10th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.