

\$579,900 - 1706 63 Avenue, Lloydminster

MLS® #A2197588

\$579,900

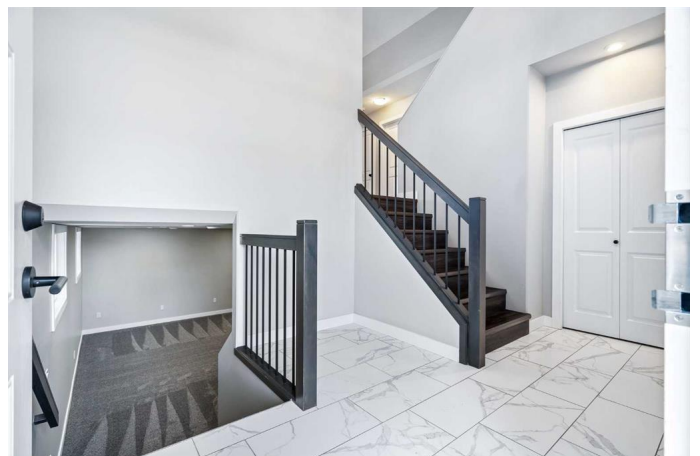
5 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

Located in the beautiful Lakeside neighborhood, this 1,414 sq. ft. modified bi-level offers the perfect balance of space, style, and functionality. From the moment you step into the spacious front entrance, you'll appreciate the thoughtful design, with open sightlines leading to the lower level and just a few steps up to the heart of the home. The open-concept main floor is ideal for gathering with family and friends. Vaulted ceilings create a bright and airy feel, while the well-designed kitchen makes meal prep a breeze. The dining area flows seamlessly to the covered deck, where you can enjoy morning coffee or summer evenings in peace—no back neighbors means extra privacy. The living room is the perfect place to unwind, filled with natural light and a welcoming atmosphere.

The main floor features two comfortable bedrooms and a full bathroom, providing great space for kids, guests, or a home office. Just a few steps up, the primary bedroom offers the perfect retreat. With a walk-in closet and an ensuite featuring double vanities, this space is designed for both comfort and convenience.

The fully finished basement expands your living space with a large family room, perfect for movie nights or entertaining. There's even an area that could be transformed into a dry bar for extra hosting potential. Two additional bright bedrooms, a full bathroom, and a laundry area in the utility room complete this



level, making it a great fit for a growing family or guests.

With plenty of space for vehicles, storage, and hobbies, the triple attached heated garage is a major bonus—perfect for keeping vehicles warm in the winter and offering extra room for all your gear.

Lakeside is known for its welcoming community, great amenities, and easy access to parks and schools. Whether you're hosting backyard BBQs, watching the kids play outside, or taking a stroll through the neighborhood, this home offers the ideal lifestyle for any family.

Built in 2019

Essential Information

MLS® #	A2197588
Price	\$579,900
Sold Price	\$565,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,414
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1706 63 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S1

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 25th, 2025
Date Sold	March 26th, 2025
Days on Market	28
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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