

# \$769,900 - 1806 60a Avenue close, Lloydminster

MLS® #A2201923

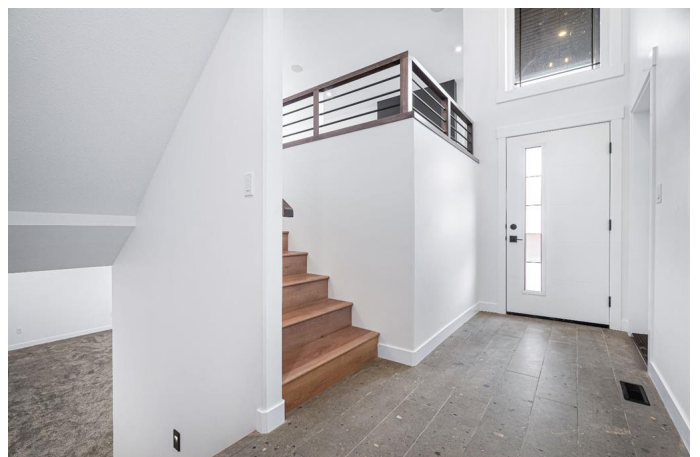
**\$769,900**

5 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

Welcome to this stunning, modified bi-level home, offering 1,650 SF of modern living space, located in a desirable cul-de-sac in Lakeside subdivision. This beautifully built home boasts a range of high-end features and upgrades for comfort, style, and convenience. Key features include: triple pane windows for superior energy efficiency and soundproofing, a fully finished basement with 9-foot ceilings, providing ample living space, HRV system for enhanced air quality and optimal ventilation, gorgeous custom tile shower, along with a relaxing soaker tub in the master bathroom for a luxurious spa-like experience, upgraded lights, luxury flooring, and stunning quartz countertops, spacious heated triple garage with side mount doors for easy access, two electric fireplaces for a cozy atmosphere year-round, deck complete and ready for entertaining or relaxing outdoors, tv hookups in every room seamless media set up, under-cabinet lighting on motion sensors in the kitchen and bathrooms, adding an elegant touch to the design. This home has been thoughtfully designed with attention to detail, combining modern luxury with functionality. This home also comes with 10 year progressive new home warranty! One of the seller's is a licensed Realtor in the provinces of AB & SK. Don't miss out on the chance to make this beautiful new construction your next dream home!

Built in 2024



## Essential Information

MLS® #	A2201923
Price	\$769,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,650
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	1806 60a Avenueclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S3

## Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Kitchen Island, Open Floorplan, High Ceilings, Pantry, Soaking Tub, Sump Pump(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Other, Stone, Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	March 12th, 2025
Days on Market	145
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.