

# \$539,900 - 1902 61 Avenue, Lloydminster

MLS® #A2216497

**\$539,900**

6 Bedroom, 3.00 Bathroom, 1,287 sqft  
Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

If you are looking for an extremely showy home, then look no further- this home looks and feels like a brand new home. It is sure to check all the boxes on your want list... Located in Lakeside of College park, This home is just under 1300 square feet on the main floor and has a fully finished basement that shows 10/10. This home is meticulously kept, and backs on to a green space the yard is nicely landscaped with quick curb and underground sprinklers. Additional features include: privacy wall on deck, heated garage with epoxy floors, basement a wet bar, central air conditioning, Heat recovery Ventilator, updated light fixtures, freshly repainted in 2024, custom shutters on the windows on the main floor, vaulted ceilings, large foyer for greeting guests, 3+3 bedrooms and 3 bathrooms, electric fireplace in the basement, modern colors, open concept living, spacious kitchen and dining area...and so much more!!

Built in 2014

## Essential Information

MLS® #	A2216497
Price	\$539,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,287
Acres	0.15



Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1902 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot, Lawn, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office            MUSGRAVE AGENCIES

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