

# \$799,950 - 1908 60a Avenue, Lloydminster

---

MLS® #A2231903

**\$799,950**

4 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.21 Acres

Lakeside, Lloydminster, Alberta

Welcome to easy living in the Lakeside adult community, where the perks include no yard work thanks to grass and snow removal taken care of for you. This stylish bungalow features an open floor plan with 10' ceilings on the main, engineered hardwood throughout, and a bright great room with a cozy gas fireplace and large windows that bring in plenty of natural light. The kitchen is designed for both function and style, complete with a butler's pantry for extra storage and prep space. You'll find two bedrooms on the main level, along with a four-piece bathroom. The spacious primary suite includes a walk-in closet with convenient in-suite laundry and a three-piece ensuite with a beautifully tiled shower. Downstairs, the finished basement with 9' ceilings offers a large family room, games area, two more bedrooms, and a bathroom, giving you plenty of space for guests or hobbies. The heated triple attached garage adds comfort and storage. This is low-maintenance living at its best in a quiet, welcoming neighborhood close to walking paths and amenities.



Built in 2025

## Essential Information

MLS® #	A2231903
Price	\$799,950
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,457
Acres	0.21
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1908 60a Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S2

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                June 17th, 2025  
Days on Market            23  
Zoning                      R1

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.