

\$1,109,950 - 1307 59a Avenue close, Lloydminster

MLS® #A2234608

\$1,109,950

4 Bedroom, 3.00 Bathroom, 1,685 sqft

Residential on 0.27 Acres

Lakeside, Lloydminster, Alberta



Welcome to this truly exceptional Lakeside bungalow from Bexson Homes. Starting with the oversized lot which allows for a extra large 3 car garage, to the ICF foundation, hardy board siding, completed rear deck , and we havenâ€™t even gotten to the inside yet! Once inside, the attention to detail and craftsmanship will have you in awe, custom wood accents inside to match the wood accents on the exterior, a butlers pantry allows for a well-organized kitchen, quartz countertops throughout are a classic touch while the great room is anchored by a gas fireplace. The primary bedroom has a large ensuite and walk in closet and down the hall is an additional bedroom and main bathroom for guests. Main floor laundry is also a bonus for added convenience! The sunshine basement with 9 foot ceilings, has multiple options for family entertaining with a large family room, games room, 2 large bedrooms and bathroom. This bungalow truly has it all.

Built in 2024

Essential Information

MLS® #	A2234608
Price	\$1,109,950
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,685
Acres	0.27
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1307 59a Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3V4

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Garage Control(s)
Heating	In Floor, Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	ICF Block, Wood

Additional Information

Date Listed	June 23rd, 2025
Days on Market	82
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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