

\$1,039,000 - 1307 59a Avenue close, Lloydminster

MLS® #A2267751

\$1,039,000

5 Bedroom, 4.00 Bathroom, 2,371 sqft

Residential on 0.27 Acres

College Park, Lloydminster, Alberta

Welcome to your brand new dream home! Situated on a large cul-de-sac lot backing onto green space, this stunning 2-storey new construction offers 2,371 sq ft of beautifully finished living space and a triple attached heated garage – perfect for vehicles, toys, or extra storage.

Step inside and fall in love with the spacious open-concept main floor, featuring durable vinyl plank flooring, a bright, modern kitchen with plenty of cabinetry and counter space, and a cozy gas fireplace that anchors the living room. Step through the dining area to a covered deck, where you can enjoy peaceful views of the green space beyond.

Upstairs, you™ll find a bonus room ideal for movie nights or a kids™ play area, a convenient laundry room, and three bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet. A 4-piece main bathroom completes the upper level.

The fully finished basement offers even more living space with a family room, two additional bedrooms, a full bathroom, and ample storage.

From its quiet cul-de-sac location to the private backyard setting, this home combines luxury, comfort, and practicality – the perfect place to put down roots.

Built in 2026



Essential Information

MLS® #	A2267751
Price	\$1,039,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,371
Acres	0.27
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1307 59a Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3V3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	October 29th, 2025
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.