

# \$499,900 - 1814 61 Avenue, Lloydminster

MLS® #A2219495

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

This Lakeside bi-level is the perfect family home! And what makes this home perfect? How about a desirable neighbourhood, parks (including Bud Miller Park) within walking distance, a great floor plan with 3 bedrooms on the main and a partially covered composite deck to enjoy the summer is certainly a start! This 5 bedroom, 3 bathroom home also features central A/C, heated garage, central vac, dedicated basement laundry room, and a natural gas line for a BBQ! As you approach this property a covered front composite deck and plenty of stonework will grab your attention while tile floors and wrought iron railings will greet you at the front door. The kitchen features a large island and is accented with beautiful cabinetry, granite counter tops and back splash. Hardwood floors weave their way through the living room, hallway and upstairs bedrooms. Downstairs features a huge family room, 2 bedrooms, and a 4-piece bathroom. A network of trails is right outside your back gate and you can make your way though the neighborhood all the way to Bud Miller Park!

Built in 2015

## Essential Information

MLS® #                    A2219495

Price                      \$499,900

Bedrooms                5



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,309       |
| Acres          | 0.14        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1814 61 Avenue |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3P6        |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Floor Furnace                               |
| Cooling           | Central Air                                                          |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Lawn |
| Roof              | Asphalt                                                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                     |
| Foundation        | Wood                                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 42             |
| Zoning         | R1             |

### **Listing Details**

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

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