

# \$599,777 - 1901 61 Avenue, Lloydminster

MLS® #A2220689

**\$599,777**

5 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

Welcome to this stunning home offering over 1,400 sq ft of beautifully designed living space. Located in the desirable Lakeside Estates, this modified bi-level showcases an open-concept layout that's perfect for entertaining. Step into the spacious foyer and enjoy the airy feel provided by vaulted ceilings throughout the kitchen, dining, and living areas. The modern kitchen features quartz countertops, a corner pantry, and sleek stainless steel appliances. The primary suite is a true retreat, complete with a generous walk-in closet and a private 3-piece ensuite featuring a large walk-in shower. The fully finished basement offers a cozy family room with a large projector screen—ideal for movie nights and relaxing with family and friends. Step outside to enjoy the beautifully landscaped backyard, which includes a deck, hot tub, fire pit area, and a storage shed. Additional features include central air conditioning and a heated triple attached garage—perfect for our Canadian winters.

This home clearly shows pride of ownership and is move-in ready. Check out the 3D virtual tour!



Built in 2014

## Essential Information

MLS® # A2220689

Price \$599,777

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	1901 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood



**Additional Information**

Date Listed	May 14th, 2025
Days on Market	59
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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