

\$519,924 - 40, 2715 73 Avenue, Lloydminster

MLS® #A2204758

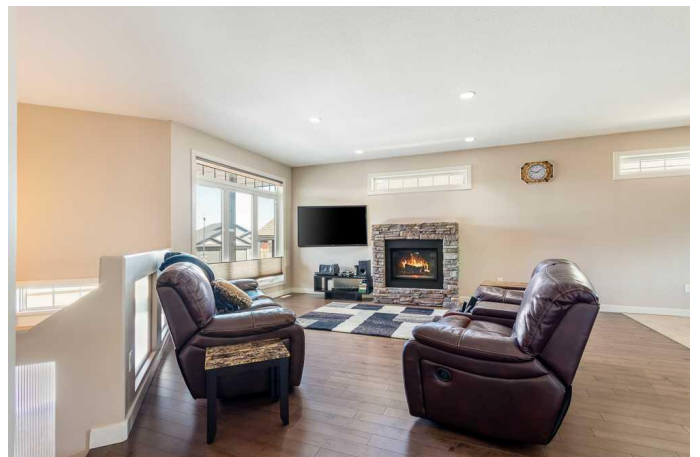
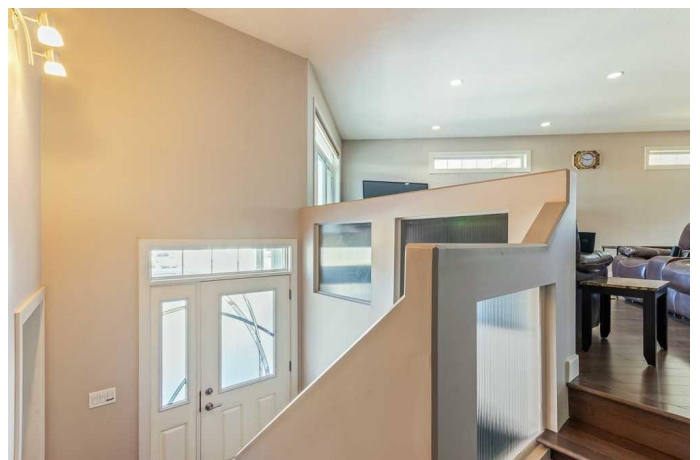
\$519,924

4 Bedroom, 3.00 Bathroom, 1,486 sqft
Residential on 0.17 Acres

West Lloydminster, Lloydminster, Alberta

Nestled in the desirable gated community of Lakeshore Estates, this exceptional 4 bedroom, 3 bathroom home offers luxury, comfort and convenience. Just a short walk from Bud Miller All Seasons Park, this property boasts a thoughtfully designed open concept layout that seamlessly blends the living room, dining and kitchen. Some features include spacious living room with cozy gas fireplace, large eat in kitchen featuring corner pantry, ample cabinetry, quartz countertops, stainless steel appliances, center island with sink and garburator. The master suite has a large walk-in closet and luxurious 5 piece ensuite, including a jetted tub, oversize shower and separate water closet. Additional bedroom and full main bath complete the main floor. The fully developed basement has an expansive family room with electric fireplace included, perfect for relaxing or entertaining. Two generously sized bedrooms and a full bathroom offer plenty of space for family or guests. Additionally the oversized 27x33 garage is heated and has plenty of room for two vehicle's plus a few toys or tools! This home features central AC for year round comfort and a generous backyard backing onto a scenic walking path. This meticulously maintained home is an ideal choice for families seeking a secure and serene lifestyle. Schedule your viewing today!

Built in 2014



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204758 |
| Price | \$519,924 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,486 |
| Acres | 0.17 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40, 2715 73 Avenue |
| Subdivision | West Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V3L8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Trash, Snow Removal |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Garburator |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Backs on to Park/Green Space, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 32 |
| Zoning | DC1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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