

# \$749,900 - 2002 61 Avenue, Lloydminster

MLS® #A2208497

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,485 sqft  
Residential on 0.15 Acres

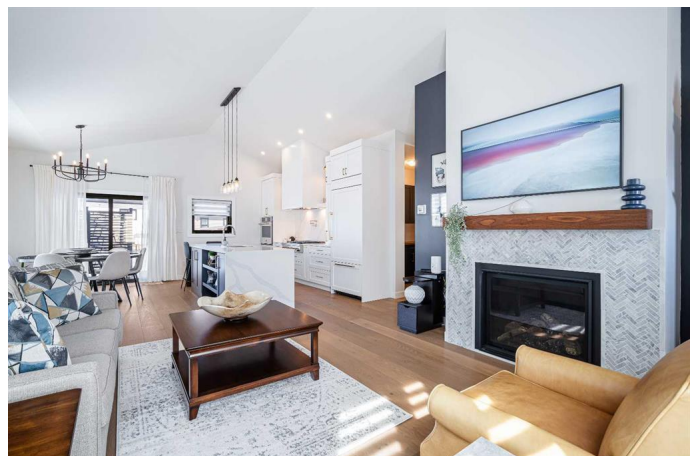
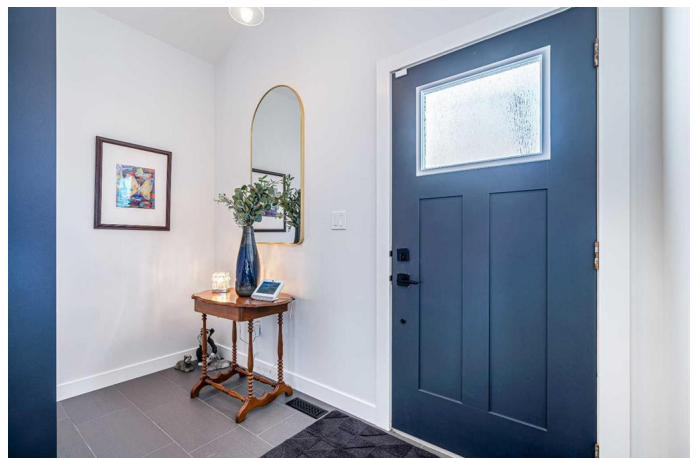
Lakeside, Lloydminster, Alberta

Custom throughout.. Impeccable and meticulously kept. You will love this home the moment you walk through the door. This large bungalow style home is the perfect design utilizing space, function and livability .You need to come and view it. The list of upgrades will surely impress, as will the finishing touches: quartz counter tops and backsplash in the custom kitchen cabinet arrangement, a butler pantry which tucks away from the kitchen and adds function and storage in a classy integration of the combined space, gas fireplace focal point with wood mantle and marble tile, convenient main floor laundry located off the master bedroom, master bedroom closet with built in storage- lots of closet space, double sinks in the en-suite with tiled walls and a large marble tiled tub/shower, large master bedroom and great second bedroom on the main floor, ICF foundation, fully finished basement with 2 bedrooms, full bathroom, spacious family room and a custom built in bar- That's not all, add to this a triple attached heated garage finished with cabinets, covered deck, fully landscaped yard with underground sprinklers...the list goes on and on!!

Built in 2021

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2208497  |
| Price  | \$749,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,485       |
| Acres          | 0.15        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2002 61 Avenue |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3R3        |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Heated Garage, Insulated, Triple Garage Attached, Concrete Driveway |
| # of Garages   | 3   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Irregular Lot, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | ICF Block  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 8               |
| Zoning         | R1              |

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.