

# \$689,900 - 2006 61 Avenue, Lloydminster

MLS® #A2208555

**\$689,900**

5 Bedroom, 3.00 Bathroom, 1,765 sqft  
Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

SHOWS LIKE A BRAND-NEW HOME- You will love this huge modified bi-level home for all it has to offer With 1765 square feet above grade, this home is larger than most modified bi-level homes on the market today, and given its clean and impeccable interior, this home compares well to newer homes that are on the market. Lots of upgrades here- custom cabinets and vanities, granite counter tops, triple gazed windows, upgrade tile and hardwood flooring on the upper levels, gas fireplace, nice deck area, hot and cold taps in garage, central air conditioning, additional concrete pad poured behind rear overhead garage door leading to back yard, backs on to a green space area, gas fireplace for those cold winter days, double sinks in master bathroom plus shower and jetted tub, HUGE master bedroom. oversized triple attached garage ( 34' wide and 24 deep on one side and 27' deep on the other side) There is a full appliance package included in this home- Huge Value and impeccable condition throughout!

Built in 2014

## Essential Information

MLS® #	A2208555
Price	\$689,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,765
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	2006 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R3

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
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, Irregular Lot

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

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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