

\$559,900 - 1812 63 Avenue, Lloydminster

MLS® #A2173744

\$559,900

3 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

If the best is what you're looking for, then look no further than this 1404 square foot modified bi-level plan!! This home will check all the boxes on your list- plus the location is second to none with no rear yard neighbors, Backing on to green space within a quiet residential area of Lakeside of College Park. This home features a large entry, vaulted ceilings in the kitchen/dining and Livingroom areas, large master bedroom plus so much more. This home is easy to personalize, and buyers may have a choice on the finishing within the allowances established in the price. This home is backed by new home warranty, and is being built by a contractor/builder with over 30 years' experience building homes in Lloydminster.

Built in 2024

Essential Information

MLS® #	A2173744
Price	\$559,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level



Status	Active
--------	--------

Community Information

Address	1812 63 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 17th, 2024
Days on Market	245
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.