

\$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 262
Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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