

# **\$619,900 - 2007 62 Avenue, Lloydminster**

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MLS® #A2209863

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Welcome to this beautifully designed 2017-built modified bilevel, offering 1,500 square feet of living space and a host of exceptional features. Located in the desirable community of Lakeside, this home boasts a heated triple car garage with a convenient drive-through bay, hot and cold taps in garage and additional parking pad at the back, providing ample space for all your vehicles and recreational toys.

Inside, you'll be greeted by an open-concept floor plan on the main level, complete with rich hardwood flooring that adds warmth and elegance. The kitchen is a chef's dream, featuring granite countertops and an abundance of cabinetry for storage. It seamlessly flows into the living and dining areas, perfect for entertaining.

This home offers five spacious bedrooms and three bathrooms, ensuring there is room for the entire family and guests. The large primary bedroom is a retreat in itself, complete with a luxurious four-piece ensuite that includes both a jacuzzi tub and a separate shower for ultimate relaxation.

Additional highlights of this home include air conditioning and all appliances included, making this property move-in ready. Step outside to the two-tiered deck, perfect for summer gatherings, and enjoy the added bonus of a garden shed and a garden area,



offering space to cultivate your own outdoor oasis.

With quick possession available, this home is ready for you to move in and start making memories. Don't miss out on this stunning Lakeside property—schedule your viewing today!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209863          |
| Price          | \$619,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,500             |
| Acres          | 0.15              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 2007 62 Avenue |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3J9        |

**Amenities**

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                     |
| Parking        | Concrete Driveway, Heated Garage, Off Street, Parking Pad, Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                                                                                     |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vaulted Ce                                                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, V Double Oven, Gas Water He |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                         |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

**Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | BBQ gas line, Garden |
| Lot Description   | Landscaped           |
| Roof              | Asphalt Shingle      |
| Construction      | Brick, Vinyl Siding  |
| Foundation        | Wood                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 25               |
| Zoning         | R1               |

**Listing Details**

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

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