

# \$1,109,950 - 1307 59a Avenue close, Lloydminster

MLS® #A2234608

**\$1,109,950**

4 Bedroom, 3.00 Bathroom, 1,685 sqft

Residential on 0.27 Acres

Lakeside, Lloydminster, Alberta



Welcome to this truly exceptional Lakeside bungalow from Bexson Homes. Starting with the oversized lot which allows for a extra large 3 car garage, to the ICF foundation, hardy board siding, completed rear deck , and we havenâ€™t even gotten to the inside yet! Once inside, the attention to detail and craftsmanship will have you in awe, custom wood accents inside to match the wood accents on the exterior, a butlers pantry allows for a well-organized kitchen, quartz countertops throughout are a classic touch while the great room is anchored by a gas fireplace. The primary bedroom has a large ensuite and walk in closet and down the hall is an additional bedroom and main bathroom for guests. Main floor laundry is also a bonus for added convenience! The sunshine basement with 9 foot ceilings, has multiple options for family entertaining with a large family room, games room, 2 large bedrooms and bathroom. This bungalow truly has it all.

Built in 2024

## Essential Information

MLS® #	A2234608
Price	\$1,109,950
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,685
Acres	0.27
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1307 59a Avenueclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3V4

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Garage Control(s)
Heating	In Floor, Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	ICF Block, Wood

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	60
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.