

\$659,999 - 2004 61 Avenue, Lloydminster

MLS® #A2258602

\$659,999

6 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

Welcome Home! This is a custom built, one owner home, upgraded and open concept with all the extras! Fantastic neighbourhood, great street presence, backing green space and fully finished top to bottom – truly, there is even flooring in the laundry and under stair storage area. You are welcomed to a fully fenced and landscaped pie shaped lot with underground sprinklers, composite decking, natural gas line to deck, stamped concrete patio, 6x10 storage shed and access to green space. Moving inside, the front entryway is absolutely massive providing for tons of room to welcome guests and to drop coats, boots or back packs. Tasteful paint colors have been used throughout this home, the entry features wainscoting and the majority of the rest of the home has just been freshly painted. Tile and hardwood flooring upstairs, nine foot ceilings, granite countertops and upgraded cabinetry in the kitchen and bathrooms. The open concept living, dining and kitchen provide easy flow and opportunity for many furniture arrangements. The living room is a comfortable hang out space and features an electric fireplace and it is easy to stay connected to family while working in the kitchen. Eat up island, pantry and unique kitchen layout offers convenient multiple work spaces, there is an included stainless steel appliance package and direct rear yard access for easy BBQs. An additional thing to covet about this home is the generous bedroom sizes, each with substantial closets with



included organizers. The primary bedroom has a walk in closet and an ensuite with a separate tub and shower combination. Downstairs the expansive family room and bedrooms have cushy, warm carpet to enjoy family time and giving you all the space you need for everyone to have private spaces. This air conditioned home is lovingly maintained, super clean and seeking new owners – don't miss your chance to own your dream home in Lakeside. Make your move!

Built in 2014

Essential Information

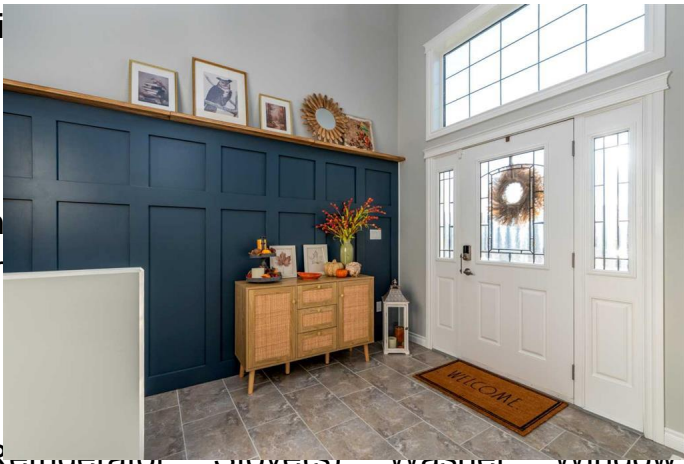
MLS® #	A2258602
Price	\$659,999
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,498
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2004 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R3

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated,

	Triple Garage Attached, Addi	
# of Garages	3	
Interior		
Interior Features	Breakfast Bar, Ceiling Fan, Granite Counters, High Ceiling, Recessed Lighting, Storage Closet(s)	
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings	
Heating	Forced Air, Natural Gas, Floor Furnace	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Electric, Living Room	
Has Basement	Yes	
Basement	Finished, Full	

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 19th, 2025
Zoning	Single-detached Residential

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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