# \$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 â€" 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 Garage Door Opener, Heated Garage, Insulated, Additional Parking,

Concrete Driveway, Triple Ga

# of Garages 3

Interior

Interior Features Breakfast Bar, Ceiling Fan

Granite Counters, High Ceilin

Recessed Lighting, Storage

Closet(s)

Appliances Central Air Conditioner,

Microwave Hood Fan, Remgerator, Stovets, vvasner, vvindov

Coverings

Heating Forced Air, Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes
Basement Full

**Exterior** 

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front

Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie

Shaped Lot, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Wood

**Additional Information** 

Date Listed September 19th, 2025

Days on Market 46

Zoning Single-detached Residenti

**Listing Details** 

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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