

\$609,900 - 2015 63 Avenue, Lloydminster

MLS® #A2207366

\$609,900

5 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

This is the home you are wanting and the location you have been looking for.. absolutely immaculate throughout, you will fall in love this this property the moment you walk through the door - the clean updated interior will speak to you as you imagine your furniture fit in to the living space. This property is located within coveted Lakeside of College Park, located across the street from one of the most premier locations in Lloydminster where estate style homes have been built. Also nearby this home is a walking path that takes you directly to Bud Miller park- Lloydminster's main park is only a few minutes walk from your property line. Inside the home you will appreciate a long list of features and upgrades: newer flooring both upstairs and downstairs, custom cabinets with soft close upgrade, quartz counter top in the kitchen, Think IQ on appliances except dishwasher, updated light fixtures, pot lights in living room dimmable by WIFI, newer overhead garage doors, newer composite step leading to the front door, main floor laundry, central air conditioning, beautiful custom shower (with 2 shower heads) in main floor master bedroom with double sink vanity and walk in closet, Huge island in the kitchen complementing the open concept design - perfect for large family gatherings or entertaining. Basement fully finished with white washed (painted) pine ceiling, cozy wood stove for those cold winter days, private backyard with retaining wall and raised garden bed potential, deck with lower patio oversized



triple attached garage with 2 floor drains, drive through back yard overhead door, hot and cold water taps and 220 amp power... the stamped concrete driveway will fit 4 cars and has RV parking Before buying any other home you owe it to yourself to come and see this exceptional property!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207366 |
| Price | \$609,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,540 |
| Acres | 0.16 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2015 63 Avenue |
| Subdivision | Lakeside |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3K2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 7 |
| Parking | Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Open Floorplan, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, See Remarks, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Garden, Lawn, Irregular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 90 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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