

# \$559,900 - 1812 63 Avenue, Lloydminster

MLS® #A2173744

**\$559,900**

3 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

If the best is what you're looking for, then look no further than this 1404 square foot modified bi-level plan!! This home will check all the boxes on your list- plus the location is second to none with no rear yard neighbors, Backing on to green space within a quiet residential area of Lakeside of College Park. This home features a large entry, vaulted ceilings in the kitchen/dining and Livingroom areas, large master bedroom plus so much more. This home is easy to personalize, and buyers may have a choice on the finishing within the allowances established in the price. This home is backed by new home warranty, and is being built by a contractor/builder with over 30 years' experience building homes in Lloydminster.

Built in 2024

## Essential Information

MLS® #	A2173744
Price	\$559,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level



Status	Active
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## Community Information

Address	1812 63 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	October 17th, 2024
Days on Market	197
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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