

\$449,900 - 2309 61a Avenue, Lloydminster

MLS® #A2207045

\$449,900

5 Bedroom, 3.00 Bathroom, 1,409 sqft
Residential on 0.13 Acres

Lakeside, Lloydminster, Alberta

This highly sought-after property is sure to be scooped up fast! Located in one of the city's most prestigious neighborhoods, this lakeside modified bi-level boasts a blend of elegance and functionality. Featuring beautiful hardwood floors, brand-new countertops installed this week, and a fresh paint job throughout, this home is move-in ready and waiting for you.

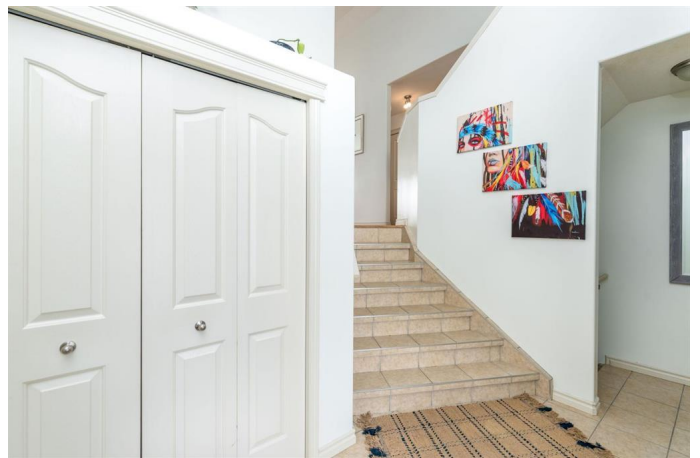
With 5 spacious bedrooms, 3 bathrooms, and an impressive master suite complete with a corner tub and separate shower, there's plenty of room for the entire family. Enjoy cozy nights by the two gas fireplaces or retreat to your heated garage for extra comfort. The home also offers RV parking, ensuring convenience for all your vehicles or extra parking for guests.

Best of all, you're just steps away from the beautiful Bud Miller Park, making this the perfect location for outdoor activities and family fun. With inventory in this price range extremely low, act quickly—homes like this don't stay on the market for long! This is the opportunity you've been waiting for!

Built in 2005

Essential Information

MLS® #	A2207045
Price	\$449,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,409
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	2309 61a Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3J8

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 30th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY ELITE
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.