

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

## Exterior

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

## Additional Information

Date Listed	April 1st, 2025
Days on Market	4
Zoning	R1

## Listing Details

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

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.