

# \$499,900 - 1814 61 Avenue, Lloydminster

MLS® #A2219495

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

This Lakeside bi-level is the perfect family home! And what makes this home perfect? How about a desirable neighbourhood, parks (including Bud Miller Park) within walking distance, a great floor plan with 3 bedrooms on the main and a partially covered composite deck to enjoy the summer is certainly a start! This 5 bedroom, 3 bathroom home also features central A/C, heated garage, central vac, dedicated basement laundry room, and a natural gas line for a BBQ! As you approach this property a covered front composite deck and plenty of stonework will grab your attention while tile floors and wrought iron railings will greet you at the front door. The kitchen features a large island and is accented with beautiful cabinetry, granite counter tops and back splash. Hardwood floors weave their way through the living room, hallway and upstairs bedrooms. Downstairs features a huge family room, 2 bedrooms, and a 4-piece bathroom. A network of trails is right outside your back gate and you can make your way though the neighborhood all the way to Bud Miller Park!

Built in 2015

## Essential Information

MLS® # A2219495

Price \$499,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1814 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

### Amenities

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

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Lawn
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 13th, 2025
Days on Market	55
Zoning	R1

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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