

\$889,900 - 1807 59a Avenue close, Lloydminster

MLS® #A2234365

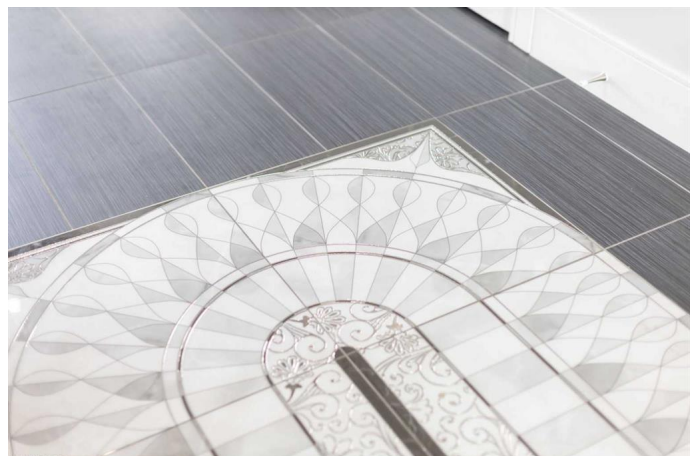
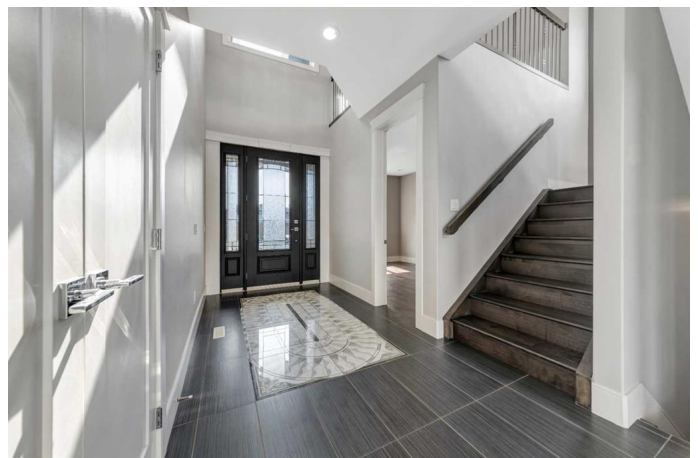
\$889,900

5 Bedroom, 4.00 Bathroom, 2,995 sqft

Residential on 0.23 Acres

Lakeside, Lloydminster, Alberta

Embrace City Living in this Luxury Home located in the desired Lakeside Neighbourhood in Lloydminster close to 3,000 sq. ft. of living space with custom features throughout. Accented entry floor tile, floor-to-ceiling windows in the living room with a gas fireplace, and soaring to the ceiling is a beautifully designed imported stone hearth. A spacious kitchen with quartz countertops, imported silk ceramic tile on the backsplash, a dining area with a view to the yard, a large island with a built-in wine rack and a six-burner gas stove, a built-in oven with a warming drawer and a walk-in pantry. The mudroom accommodates ample storage with custom shelving and double closets with access to the garage and a two-piece guest bathroom. Explore the upper floor, which features an open loft, a laundry room with built-in cabinets with a sink, a six-piece main bathroom, and two bedrooms, and escape to the primary bedroom, exerting a feeling of serenity at the end of the day while relaxing with custom lighting to set the mood, a six-piece ensuite, double closets and a walk-in closet with custom shelving. The basement offers two more bedrooms, a three-piece bathroom, a large family with a gas fireplace and plenty of storage. This fine home has a triple attached heated garage, a composite deck off the dining room with a natural gas BBQ line, air-conditioned throughout, and a hide-a-hose central vac system. The professionally landscaped yard with a firepit, perfect for



relaxation and entertaining. 3D Virtual Tour Available.

Built in 2015

Essential Information

MLS® #	A2234365
Price	\$889,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,995
Acres	0.23
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1807 59a Avenueclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P5

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Parking Pad, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar
-------------------	---

Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 27th, 2025
Days on Market	54
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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