

# \$569,777 - 1808 63 Avenue, Lloydminster

MLS® #A2224810

**\$569,777**

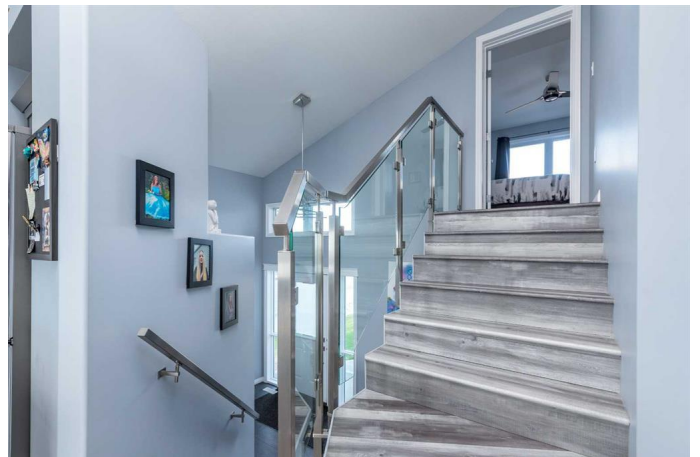
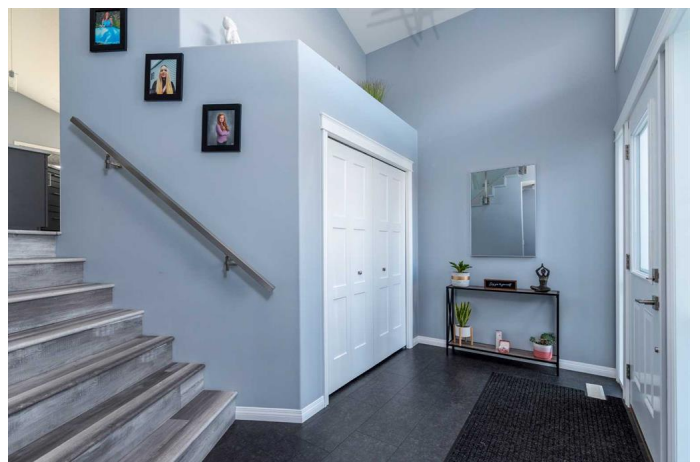
4 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

Step into refined comfort and modern elegance with this stunning home, thoughtfully designed for style and functionality. Soaring 18-foot ceilings in the living room create a grand, open atmosphere, flooding the space with natural light and making a lasting first impression. The gourmet kitchen is a chef's dream, featuring luxurious quartz countertops and a spacious island—perfect for meal prep or casual dining—intentionally designed without a sink to maximize surface space. Upstairs, unwind in the spa-inspired ensuite bathroom, where a soaker tub offers the ultimate relaxation and tranquility. Enjoy the seamless blend of indoor and outdoor living with glass railings that add a sleek, modern touch while enhancing open sightlines throughout the home. Additional highlights include central air conditioning for year-round comfort, a spacious heated garage ideal for both vehicles and storage, and a quiet location that offers peace and privacy while still being close to amenities.

This home perfectly balances luxury and practicality—an exceptional opportunity you won't want to miss. Check out the 3D virtual tour!



Built in 2020

## Essential Information

MLS® #                      A2224810

Price                         \$569,777

|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,368             |
| Acres          | 0.12              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1808 63 Avenue |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3R9        |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Floor Furnace, Forced Air, Natural Gas   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, Private, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Wood                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 25             |
| Zoning         | R1             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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