

1902 61 Avenue  
Lloydminster, Alberta

MLS # A2216497

\$539,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,287 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Lawn, Rectangular Lot, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry		

**Inclusions:** Natural Gas BBQ Hook up, T.V. Mounts, Floating Shelves, Wet Bar, Air Exchanger

If you are looking for an extremely showy home, then look no further- this home looks and feels like a brand new home. It is sure to check all the boxes on your want list... Located in Lakeside of College park, This home is just under 1300 square feet on the main floor and has a fully finished basement that shows 10/10. This home is meticulously kept, and backs on to a green space the yard is nicely landscaped with quick curb and underground sprinklers. Additional features include: privacy wall on deck, heated garage with epoxy floors, basement a wet bar, central air conditioning, Heat recovery Ventilator, updated light fixtures, freshly repainted in 2024, custom shutters on the windows on the main floor, vaulted ceilings, large foyer for greeting guests, 3+3 bedrooms and 3 bathrooms, electric fireplace in the basement, modern colors, open concept living, spacious kitchen and dining area...and so much more!!