

1812 63 Avenue
Lloydminster, Alberta

MLS # A2173744

\$559,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,404 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

If the best is what you're looking for, then look no further than this 1404 square foot modified bi-level plan!! This home will check all the boxes on your list- plus the location is second to none with no rear yard neighbors, Backing on to green space within a quiet residential area of Lakeside of College Park. This home features a large entry, vaulted ceilings in the kitchen/dining and Livingroom areas, large master bedroom plus so much more. This home is easy to personalize, and buyers may have a choice on the finishing within the allowances established in the price. This home is backed by new home warranty, and is being built by a contractor/builder with over 30 years' experience building homes in Lloydminster.