

2015 63 Avenue
Lloydminster, Alberta

MLS # A2207366

\$609,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Ga		
Lot Size:	0.16 Acre		
Lot Feat:	Garden, Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub		

This is the home you are wanting and the location you have been looking for.. absolutely immaculate throughout, you will fall in love this this property the moment you walk through the door - the clean updated interior will speak to you as you imagine your furniture fit in to the living space. This property is located within coveted Lakeside of College Park, located across the street from one of the most premier locations in Lloydminster where estate style homes have been built. Also nearby this home is a walking path that takes you directly to Bud Miller park- Lloydminster's main park is only a few minutes walk from your property line. Inside the home you will appreciate a long list of features and upgrades: newer flooring both upstairs and downstairs, custom cabinets with soft close upgrade, quartz counter top in the kitchen, Think IQ on appliances except dishwasher, updated light fixtures, pot lights in living room dimmable by WIFI, newer overhead garage doors, newer composite step leading to the front door, main floor laundry, central air conditioning, beautiful custom shower (with 2 shower heads) in main floor master bedroom with double sink vanity and walk in closet, Huge island in the kitchen complementing the open concept design - perfect for large family gatherings or entertaining. Basement fully finished with white washed (painted) pine ceiling, cozy wood stove for those cold winter days, private backyard with retaining wall and raised garden bed potential, deck with lower patio oversized triple attached garage with 2 floor drains, drive through back yard overhead door, hot and cold water taps and 220 amp power... the stamped concrete driveway will fit 4 cars and has RV parking Before buying any other home you owe it to yourself to come and see this exceptional property!