

# \$529,777 - 1808 63 Avenue, Lloydminster

MLS® #A2224810

**\$529,777**

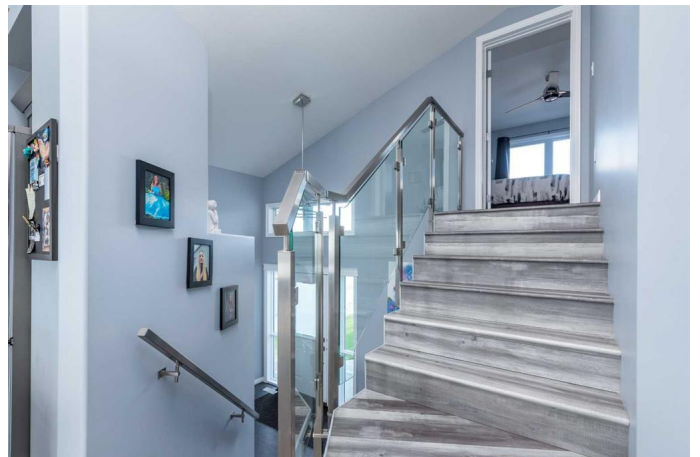
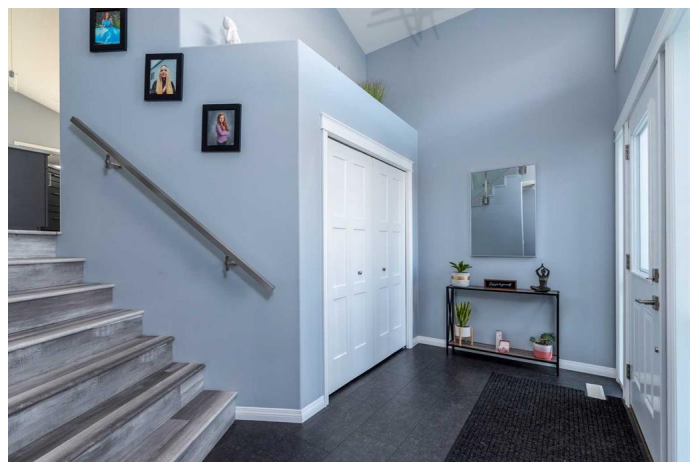
4 Bedroom, 3.00 Bathroom, 1,368 sqft

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                        \$529,777

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, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(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, Front Yard, Landscaped, Rectangular Lot, Backs on to Park/Green Space, City Lot, Lawn, Private

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

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	86
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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