

\$499,900 - 1814 61 Avenue, Lloydminster

MLS® #A2219495

\$499,900

5 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

This Lakeside bi-level is the perfect family home! And what makes this home perfect? How about a desirable neighbourhood, parks (including Bud Miller Park) within walking distance, a great floor plan with 3 bedrooms on the main and a partially covered composite deck to enjoy the summer is certainly a start! This 5 bedroom, 3 bathroom home also features central A/C, heated garage, central vac, dedicated basement laundry room, and a natural gas line for a BBQ! As you approach this property a covered front composite deck and plenty of stonework will grab your attention while tile floors and wrought iron railings will greet you at the front door. The kitchen features a large island and is accented with beautiful cabinetry, granite counter tops and back splash. Hardwood floors weave their way through the living room, hallway and upstairs bedrooms. Downstairs features a huge family room, 2 bedrooms, and a 4-piece bathroom. A network of trails is right outside your back gate and you can make your way though the neighborhood all the way to Bud Miller Park!

Built in 2015

Essential Information

MLS® # A2219495

Price \$499,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1814 61 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Lawn
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 13th, 2025
Days on Market	54
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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