

# \$619,900 - 51, 2715 73 Avenue, Lloydminster

MLS® #A2220955

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to Lakeshore

Estatesâ€™Lloydminsterâ€™s prestigious gated community. This executive bungalow is tucked into one of the most sought-after locations, just steps to Bud Miller Park, walking trails, and schools. As you enter the home you are immersed in a light fresh open concept design. The main floor is open and functional with two bedrooms up, including a spacious master retreat with a walk-in closet and ensuite. The kitchen has lots of space to cook and connect, with an eat-up island, pantry for added space.. The main living creates open concept living. The upper mudroom flows to the triple attached heated garage for added convenience. The backyard has no rear neighbours and soaks in the sun with its South-facing exposure. The fully finished basement features three large bedrooms, tall 9-foot ceilings, a four-piece bathroom, tons of storage. The basement main living room is bright and spacious and contains a rough-in for a gas fireplace if you choose to add one. The home also includes central vac, a newer water tank, a chlorine filtration system, and beautiful travertine flooring. This is a turn-key opportunity to own a high-end home in one of Lloydminsterâ€™s most exclusive neighborhoods.

Built in 2011

## Essential Information



MLS® #	A2220955
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	51, 2715 73 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L8

### **Amenities**

Amenities	Playground
Parking Spaces	6
Parking	Concrete Driveway, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	94
Zoning	DC1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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