

# \$659,999 - 2004 61 Avenue, Lloydminster

MLS® #A2258602

**\$659,999**

6 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

Welcome Home! This is a custom built, one owner home, upgraded and open concept with all the extras! Fantastic neighbourhood, great street presence, backing green space and fully finished top to bottom – truly, there is even flooring in the laundry and under stair storage area. You are welcomed to a fully fenced and landscaped pie shaped lot with underground sprinklers, composite decking, natural gas line to deck, stamped concrete patio, 6x10 storage shed and access to green space. Moving inside, the front entryway is absolutely massive providing for tons of room to welcome guests and to drop coats, boots or back packs. Tasteful paint colors have been used throughout this home, the entry features wainscoting and the majority of the rest of the home has just been freshly painted. Tile and hardwood flooring upstairs, nine foot ceilings, granite countertops and upgraded cabinetry in the kitchen and bathrooms. The open concept living, dining and kitchen provide easy flow and opportunity for many furniture arrangements. The living room is a comfortable hang out space and features an electric fireplace and it is easy to stay connected to family while working in the kitchen. Eat up island, pantry and unique kitchen layout offers convenient multiple work spaces, there is an included stainless steel appliance package and direct rear yard access for easy BBQs. An additional thing to covet about this home is the generous bedroom sizes, each with substantial closets with



included organizers. The primary bedroom has a walk in closet and an ensuite with a separate tub and shower combination. Downstairs the expansive family room and bedrooms have cushy, warm carpet to enjoy family time and giving you all the space you need for everyone to have private spaces. This air conditioned home is lovingly maintained, super clean and seeking new owners – don't miss your chance to own your dream home in Lakeside. Make your move!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258602    |
| Price          | \$659,999   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,498       |
| Acres          | 0.14        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2004 61 Avenue |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3R3        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 6                                                                |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, |

|                   |                                                                                                  |                                                                                   |  |
|-------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--|
|                   | Triple Garage Attached, Addi                                                                     |  |  |
| # of Garages      | 3                                                                                                |                                                                                   |  |
| <b>Interior</b>   |                                                                                                  |                                                                                   |  |
| Interior Features | Breakfast Bar, Ceiling Fan, Granite Counters, High Ceiling, Recessed Lighting, Storage Closet(s) |                                                                                   |  |
| Appliances        | Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings    |                                                                                   |  |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                                           |                                                                                   |  |
| Cooling           | Central Air                                                                                      |                                                                                   |  |
| Fireplace         | Yes                                                                                              |                                                                                   |  |
| # of Fireplaces   | 1                                                                                                |                                                                                   |  |
| Fireplaces        | Electric, Living Room                                                                            |                                                                                   |  |
| Has Basement      | Yes                                                                                              |                                                                                   |  |
| Basement          | Finished, Full                                                                                   |                                                                                   |  |

## Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, City Lot |
| Roof              | Asphalt Shingle                                                                                                                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                          |
| Foundation        | Wood                                                                                                                                                     |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | September 19th, 2025      |
| Days on Market | 8                         |
| Zoning         | Single-detached Residenti |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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