\$1,139,950 - 1302 59b Avenue, Lloydminster

MLS® #A2269649

\$1,139,950

4 Bedroom, 3.00 Bathroom, 1,600 sqft Residential on 6942.00 Acres

Lakeside, Lloydminster, Alberta

From the moment you step inside this impeccably designed 1,600 sq ft bungalow, it's clear that every detail has been thoughtfully considered. Vaulted ceilings, architectural arches, and sun-drenched south-facing windows create a sense of openness and warmth that instantly feels like home.

The chef's kitchen is the heart of this home â€" a true showpiece featuring a 6-burner gas stove, expansive island with seating, and a butler's pantry ideal for a coffee bar or extra prep space, complete with stylish open shelving and generous cabinetry. Whether you're cooking for two or hosting a crowd, this space blends beauty and function effortlessly.

Gather in the inviting living room, where a gas fireplace framed by elegant arched built-ins sets the tone for cozy evenings. The dining area flows seamlessly to the covered deck, extending your living space outdoors for morning coffee or evening get-togethers.

The primary suite offers a peaceful retreat with a spacious walk-in closet and a spa-inspired ensuite featuring dual sinks, a large vanity, tiled shower, and a free-standing soaker tubâ€"a perfect space to unwind at the end of the day. A main floor office adds everyday convenience, ideal for remote work or creative projects.







Downstairs, the fully finished basement is designed for entertaining and relaxation. A large family room with games area, gas fireplace, and stylish wet bar with wine fridge make it the ultimate gathering place. Two additional bedrooms, a spacious bathroom, and a storage area complete the lower level.

Set on a corner lot, this property also features a triple heated garage and a covered deck off the dining area. Every finish, fixture, and feature has been carefully curated, showcasing exceptional craftsmanship and attention to detail throughout.

This is more than a home â€" it's a stunning example of thoughtful design and modern comfort.

Built in 2023

Essential Information

MLS® # A2269649 Price \$1,139,950

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,600

Acres 6,942.00

Year Built 2023

Type Residential

Sub-Type Detached Style Bungalow

Status Active

Community Information

Address 1302 59b Avenue

Subdivision Lakeside

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V3R6

Amenities

Parking Spaces 6

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Central Vacuum, Sump Pump(s)

Appliances Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan,

Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn

Roof Asphalt Shingle, Fiberglass

Construction Wood Frame

Foundation Wood

Additional Information

Date Listed November 6th, 2025

Days on Market 1

Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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