

# \$1,109,950 - 1307 59a Avenue close, Lloydminster

MLS® #A2234608

**\$1,109,950**

4 Bedroom, 3.00 Bathroom, 1,685 sqft

Residential on 0.27 Acres

Lakeside, Lloydminster, Alberta



Welcome to this truly exceptional Lakeside bungalow from Bexson Homes. Starting with the oversized lot which allows for a extra large 3 car garage, to the ICF foundation, hardy board siding, completed rear deck , and we havenâ€™t even gotten to the inside yet! Once inside, the attention to detail and craftsmanship will have you in awe, custom wood accents inside to match the wood accents on the exterior, a butlers pantry allows for a well-organized kitchen, quartz countertops throughout are a classic touch while the great room is anchored by a gas fireplace. The primary bedroom has a large ensuite and walk in closet and down the hall is an additional bedroom and main bathroom for guests. Main floor laundry is also a bonus for added convenience! The sunshine basement with 9 foot ceilings, has multiple options for family entertaining with a large family room, games room, 2 large bedrooms and bathroom. This bungalow truly has it all.

Built in 2024

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2234608    |
| Price     | \$1,109,950 |
| Bedrooms  | 4           |
| Bathrooms | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,685       |
| Acres          | 0.27        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1307 59a Avenueclose |
| Subdivision | Lakeside             |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Alberta              |
| Postal Code | T9V 3V4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks, Sump Pump(s)                        |
| Appliances        | Central Air Conditioner, Garage Control(s)       |
| Heating           | In Floor, Floor Furnace, Forced Air, Natural Gas |
| Cooling           | Central Air                                      |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line            |
| Lot Description   | Cul-De-Sac              |
| Roof              | Asphalt Shingle         |
| Construction      | Composite Siding, Stone |
| Foundation        | ICF Block, Wood         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 92              |
| Zoning         | R1              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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