

# \$1,149,900 - 1703 59a Avenue close, Lloydminster

MLS® #A2133827

**\$1,149,900**

6 Bedroom, 6.00 Bathroom, 3,184 sqft  
Residential on 0.26 Acres

Lakeside, Lloydminster, Alberta

What a rare opportunity to own a one-of-a-kind 3,179 SF master-crafted custom home on an exceptional south facing view lot in Lakeside. Situated in one of Lloydminster's most desired subdivisions on a .26 acre lot surrounded by amazing views and custom built homes that depict the affluence of the area. This brilliantly designed & finished 5 bedroom, 6 bath home offers 3,179 SF of luxuriously appointed living space and constructed with a perfect blend of natural elements and modern architecture. No expenses were spared in the making. Designed with every conceivable feature and amenity of comfort you could imagine. From the time you enter into this home you will appreciate the open concept, tile floors and the gas fireplace with custom stone work. The kitchen is lavish with custom cabinetry, quartz counter tops, stainless steel appliances, walk-thru pantry that leads to a spacious mudroom. Also featured on the main floor is large bedroom with an ensuite, 2 pcs bathroom and another room that is perfect for an office. Upstairs is the opulent primary bedroom with 4PC ensuite and a huge master closet with built in cabinetry and steam shower! There are 2 additional bedrooms each with their own impressive ensuite. The walkout basement is an entertaining paradise with bar, recreation room with gas fireplace, theatre room, another bedroom and 3PC bath. Head out through the basement patio doors to a great view of the lake! Completing this package is the heated triple garage with lots of



space for storage. An upgrade list attached to listing.

Built in 2016

### Essential Information

MLS® #	A2133827
Price	\$1,149,900
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,184
Acres	0.26
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1703 59a Avenueclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P5

### Amenities

Parking Spaces	7
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Oven-Built-In, Range Hood,

	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 21st, 2024
Days on Market	321
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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