

# \$559,900 - 1812 63 Avenue, Lloydminster

MLS® #A2173744

**\$559,900**

3 Bedroom, 2.00 Bathroom, 1,404 sqft  
Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

If the best is what you're looking for, then look no further than this 1404 square foot modified bi-level plan!! This home will check all the boxes on your list- plus the location is second to none with no rear yard neighbors, Backing on to green space within a quiet residential area of Lakeside of College Park. This home features a large entry, vaulted ceilings in the kitchen/dining and Livingroom areas, large master bedroom plus so much more. This home is easy to personalize, and buyers may have a choice on the finishing within the allowances established in the price. This home is backed by new home warranty, and is being built by a contractor/builder with over 30 years' experience building homes in Lloydminster.

Built in 2024

## Essential Information

MLS® #	A2173744
Price	\$559,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level



Status Active

### Community Information

Address 1812 63 Avenue  
Subdivision Lakeside  
City Lloydminster  
County Lloydminster  
Province Alberta  
Postal Code T9V 3P6

### Amenities

Parking Spaces 4  
Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated  
# of Garages 2

### Interior

Interior Features Open Floorplan, Vaulted Ceiling(s)  
Appliances Garage Control(s)  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Backs on to Park/Green Space, Irregular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Wood

### Additional Information

Date Listed October 17th, 2024  
Days on Market 171  
Zoning R1

### Listing Details

Listing Office MUSGRAVE AGENCIES

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