

\$544,900 - 1812 63 Avenue, Lloydminster

MLS® #A2259195

\$544,900

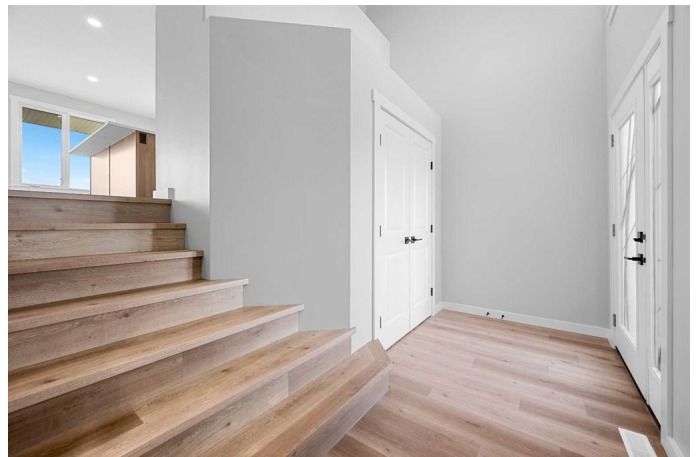
3 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

Immediate possession can be accommodated in this immaculate 1404 square foot modified bi-level. You will love the natural light that floods the 18 foot high entryway ceiling.. a feature specific to this home which adds spatial appeal the moment you walk through the front door. Located within a quiet residential area in Lakeside of College park, you will appreciate the rear yard greenspace separating you from future residential developments and providing back yard amenity not easily achieved on comparable homes in this price range. Add to this additional features which we are sure you will appreciate and enjoy: natural gas fireplace in the main floor Livingroom, open concept living area, rear yard facing family room, Upgraded cabinets with quartz counter tops and tile backsplash, 9' ceilings on the main floor, upgraded 8' overhead garage door, triple glazed windows with solar guard, Heat Recovery Ventilation system, covered front entry with board and batten support post, rock accents on garage corners, 12' foot ceilings on second bedroom on the main floor, covered area on future rear deck, 24' by 24' attached garage, garage sump, recessed lighting throughout home, main floor laundry- If you have not seen this home you owe it to your self to see it and everything that it has to offer- exceptional quality by a respected long term builder in the community.

Built in 2025



Essential Information

MLS® #	A2259195
Price	\$544,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.12
Year Built	2025
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	September 22nd, 2025
Days on Market	4
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.