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

MLS® #A2133827

# \$1,149,900

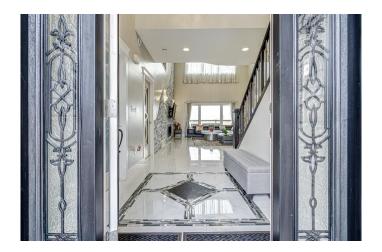
6 Bedroom, 6.00 Bathroom, 3,184 sqft Residential on 0.26 Acres

Lakeside, Lloydminster, Alberta

What a rare opportunity to own a one-of-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 342 Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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