

# \$544,900 - 1812 63 Avenue, Lloydminster

MLS® #A2259195

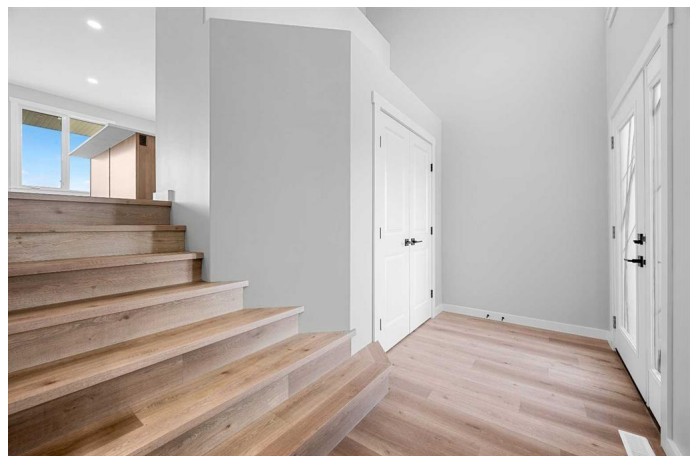
**\$544,900**

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	39
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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