

# \$1,109,000 - 1307 59a Avenue close, Lloydminster

---

MLS® #A2132941

**\$1,109,000**

4 Bedroom, 3.00 Bathroom, 1,685 sqft

Residential on 0.27 Acres

Lakeside, Lloydminster, Alberta



Welcome to this truly exceptional Lakeside bungalow from Bexson Homes. Starting with the oversized lot which allows for an extra large 3 car garage, to the ICF foundation, hardy board siding, completed rear deck, and we haven't even gotten to the inside yet! Once inside, the attention to detail and craftsmanship will have you in awe, custom wood accents inside to match the wood accents on the exterior, a butlers pantry allows for a well-organized kitchen, quartz countertops throughout are a classic touch while the great room is anchored by a gas fireplace. The primary bedroom has a large ensuite and walk in closet and down the hall is an additional bedroom and main bathroom for guests. Main floor laundry is also a bonus for added convenience! The sunshine basement with 9 foot ceilings, has multiple options for family entertaining with a large family room, games room, 2 large bedrooms and bathroom. This bungalow truly has it all.

Built in 2024

## Essential Information

MLS® #	A2132941
Price	\$1,109,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,685
Acres	0.27
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1307 59a Avenueclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3V4

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks, Sump Pump(s)
Appliances	Central Air Conditioner, Garage Control(s)
Heating	In Floor, Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	ICF Block, Wood

## **Additional Information**

Date Listed	May 16th, 2024
Days on Market	334
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.