

# \$439,900 - 2013 63 Avenue, Lloydminster

MLS® #A2209149

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

Welcome to this meticulously maintained one-owner home, built in 2004, located just steps away from the serene Bud Miller Park on one of the city's most prestigious streets. This residence showcases pride of ownership with a range of thoughtful upgrades that make it truly stand out.

The stunning curb appeal begins with a triple stamped concrete driveway, complemented by new shingles (2024) and an underground sprinkler system to keep both the front and back yards lush and vibrant all year round. Outside, you'll enjoy a fully fenced yard, a covered deck perfect for outdoor relaxation, plus ample space for RV parking and a convenient shed for extra storage.

Inside, you'll find over 1,300 sqft of well-designed living space. The main floor features a spacious three-bedroom layout, including a primary suite with a walk-in closet and private ensuite. The lower level offers two additional bedrooms, along with cozy rec and family rooms. The rec room is perfect for a home gym, playroom, or your personal retreat, while the family room, complete with a gas fireplace, creates a warm and inviting space for family gatherings.

Situated within the College Park school district, this home is ready for a new family to create lasting memories. Whether you're enjoying the park, relaxing in your backyard, or



unwinding in one of the comfortable living spaces, this property offers the perfect blend of comfort, convenience, and pride of ownership.

Come see this gem today and make it yours!

Built in 2004

**Essential Information**

MLS® #	A2209149
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,312
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	2013 63 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3K2

**Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Heated Garage
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 6th, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	2 PERCENT REALTY ELITE
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