



GRASSROOTS
REALTY GROUP

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1808 63 Avenue
Lloydminster, Alberta

MLS # A2224810



\$559,777

| | | | |
|-----------|--|--------|------------------|
| Division: | Lakeside | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,368 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, | | |

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Step into refined comfort and modern elegance with this stunning home, thoughtfully designed for style and functionality. Soaring 18-foot ceilings in the living room create a grand, open atmosphere, flooding the space with natural light and making a lasting first impression. The gourmet kitchen is a chef's dream, featuring luxurious quartz countertops and a spacious island—perfect for meal prep or casual dining—intentionally designed without a sink to maximize surface space. Upstairs, unwind in the spa-inspired ensuite bathroom, where a soaker tub offers the ultimate relaxation and tranquility. Enjoy the seamless blend of indoor and outdoor living with glass railings that add a sleek, modern touch while enhancing open sightlines throughout the home. Additional highlights include central air conditioning for year-round comfort, a spacious heated garage ideal for both vehicles and storage, and a quiet location that offers peace and privacy while still being close to amenities. This home perfectly balances luxury and practicality—an exceptional opportunity you won't want to miss. Check out the 3D virtual tour!