



GRASSROOTS
REALTY GROUP

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2209 59B Avenue
Lloydminster, Alberta

MLS # A2234207



\$459,950

Division:	Lakeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this warm and inviting 2-storey home in Lakeside, where comfort meets functionality in all the right places. Step into the spacious tiled foyer, hang your coat, and take in the open staircase and convenient powder room for guests. Just a few steps in, you'll find yourself in the main living area — hardwood floors, a cozy gas fireplace, and plenty of room to gather. The kitchen offers a central island with an eat-up bar, corner pantry, and flows into the dining area, perfect for weeknight meals or weekend entertaining. Off the dining room, step out onto the deck and enjoy a beautifully landscaped, private backyard with mature trees and soft outdoor lighting that makes summer evenings feel a little extra special. Upstairs has three bedrooms, including a primary with walk-in closet and ensuite, plus a full 4-piece bath. The basement is fully finished with a family room, additional bedroom and bathroom — great for guests, teens, or movie nights. A double attached garage is accessed through the laundry/mudroom, keeping things practical and tidy. Located in one of Lakeside's most desirable spots, this home is ready for its next chapter.