



**GRASSROOTS**  
REALTY GROUP

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1307 59A AvenueClose  
Lloydminster, Alberta

MLS # A2234608



**\$1,109,950**

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,685 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	In Floor, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	ICF Block, Wood	Utilities:	-
Features:	See Remarks, Sump Pump(s)		

Inclusions: N/A

Welcome to this truly exceptional Lakeside bungalow from Bexson Homes. Starting with the oversized lot which allows for a 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.