



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2105 59A Avenue
Lloydminster, Alberta

MLS # A2251533



\$479,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,430 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully designed bungalow tucked on a quiet, sought-after street in Lakeside Estates, backing a private berm with no rear neighbours—offering the peace, privacy, and space you’ve been looking for. This home checks all the boxes with RV parking, a dream garage/man cave, and a functional layout that suits every stage of life. Step inside to a warm yet modern palette, soaring vaulted ceilings, and an open-concept kitchen featuring a pantry, island, and flowing dining area perfect for everyday living or entertaining. The upper level includes three bedrooms, including a spacious primary suite with walk-in closet and ensuite, while the lower level impresses with high ceilings, a large family room with gas fireplace, two additional bedrooms, full bathroom, laundry room, and tons of storage. This one is truly move-in ready with all the extras—and located in one of the most desirable communities of the city. It is only steps from schools and walking trails that connect to Bud Miller. Don't miss this well curated bungalow home.