



GRASSROOTS
REALTY GROUP

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1307 59A AvenueClose
Lloydminster, Alberta

MLS # A2267751



\$1,039,000

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,371 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your brand new dream home! Situated on a large cul-de-sac lot backing onto green space, this stunning 2-storey new construction offers 2,371 sq ft of beautifully finished living space and a triple attached heated garage — perfect for vehicles, toys, or extra storage. Step inside and fall in love with the spacious open-concept main floor, featuring durable vinyl plank flooring, a bright, modern kitchen with plenty of cabinetry and counter space, and a cozy gas fireplace that anchors the living room. Step through the dining area to a covered deck, where you can enjoy peaceful views of the green space beyond. Upstairs, you’ll find a bonus room ideal for movie nights or a kids’ play area, a convenient laundry room, and three bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet. A 4-piece main bathroom completes the upper level. The fully finished basement offers even more living space with a family room, two additional bedrooms, a full bathroom, and ample storage. From its quiet cul-de-sac location to the private backyard setting, this home combines luxury, comfort, and practicality — the perfect place to put down roots.