



**GRASSROOTS**  
REALTY GROUP

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

2303 60 Avenue  
Lloydminster, Alberta

MLS # A2279693



**\$419,000**

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,214 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Located on a quiet street in Lakeside, this bi-level offers a layout that works well for everyday family life. Just over 1,200 sq ft on the main floor, the upper level features three bedrooms, including a primary with a walk-in closet and 3-piece ensuite plus a full main bath. The kitchen has quartz countertops plus updated appliances and connects comfortably to the main living space. The fully developed basement includes a large family and games area with a gas fireplace, a fourth bedroom, a 3-piece bathroom, laundry, and a generous storage room. Outside, the fenced yard includes a deck, good side-yard space (buyer to verify size for potential uses) and a double attached garage. Central air conditioning adds comfort and shingles were replaced in 2024. Walking distance to Bud Miller Park, this is a solid Lakeside home in a location families continue to choose.