



**2303 60 Avenue  
Lloydminster, Alberta**

**MLS # A2279693**



**\$419,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	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.