



25, 2715 73 Avenue  
Lloydminster, Alberta

MLS # A2291351



**\$689,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Located in the desirable gated community of Lakeshore Estates within walking distance to Bud Miller Park, this immaculate two-story home offers 2,098 sq. ft. of well-designed living space and beautiful lake views. The home features fresh paint throughout and a bright, welcoming living room complete with a cozy fireplace. The spacious kitchen is perfect for entertaining, showcasing upgraded cabinetry, quartz countertops, a large island, a generous pantry, and all appliances included. A separate dining area provides plenty of room for family gatherings. The main floor also offers the convenience of a laundry room and a 2-piece bathroom. Upstairs you'll find hardwood floors throughout, three large bedrooms, and a bonus room located above the garage. The primary suite features a walk-in closet and a 4-piece ensuite, while the additional bedrooms offer plenty of space for family or guests. The fully developed basement adds even more living space with a comfortable family room, two additional bedrooms, and a full 4-piece bathroom. Outside, enjoy the triple attached heated garage with floor drain and pass-through door, along with a triple concrete driveway. Additional features include roughed-in central vacuum, a fenced yard backing onto a walking path with views of the lake, and a covered deck perfect for relaxing or entertaining. Situated on a quiet cul-de-sac, this home offers the added privacy and security of gated community living.