



**2305 61 A Avenue
Lloydminster, Alberta**

MLS # A2293352



\$389,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub

Located in a prime Lakeside location just steps from Bud Miller Park, this spacious family home offers comfort, style, and an unbeatable setting. Featuring 4 bedrooms and 3 bathrooms, this home is designed with plenty of room for the whole family. The bright main living area boasts beautiful vaulted ceilings, creating an open and airy feel, while the 9’ ceilings in the basement add to the spaciousness throughout the home. The kitchen is perfect for both everyday living and entertaining, complete with a large island, walk-in pantry, and generous workspace. Every room in the home offers ample space, providing comfort and flexibility for family living. Step outside to enjoy the backyard where a new hot tub awaits — the perfect place to relax after a long day. Located in one of the city's most desirable neighbourhoods and close to parks, walking trails, and amenities, this home offers an exceptional lifestyle opportunity. A fantastic home in a sought-after location — ready for its next owners to enjoy!