



**1807 60A AvenueClose
Lloydminster, Alberta**

MLS # A2295599



\$1,100,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,223 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Beach, City Lot, Cul-De-Sac, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: TV Mounts, Gas BBQ Hookup, Another Oven

Welcome to this thoughtfully designed, custom-built home, built in 2023, offering 5 bedrooms, 3 bathrooms, and a beautifully finished layout that blends quality craftsmanship with everyday functionality. The main floor spans approximately 1,693 sq. ft. and features a spacious primary suite, second bedroom, and an open-concept kitchen, dining, and living area designed for both comfort and entertaining. The fully customized kitchen showcases panel-ready appliances, including a Sub-Zero refrigerator, a “Wolf gas range, double ovens, an upgraded kitchenaid dishwasher, quartz countertops, full-height cabinetry, and a walk-in butler’s pantry, all anchored by a stunning feature brick wall with oak beam detailing. The living room is highlighted by rich hardwood flooring and a gas fireplace, creating a warm and inviting focal point, while large windows enhance natural light and overall curb appeal. A standout feature is the direct connection between the primary suite and laundry room, while a separate mudroom off the garage offers practical daily function. The primary retreat includes a heated ensuite floor, custom tile shower, and built-in cabinetry. Upstairs, the 530 sq. ft. bonus room is complete with a full bathroom and walk-in closet, making it ideal as a private guest suite, home office, or additional living space. The fully developed basement includes 2 additional bedrooms, a spacious family room, and excellent storage. Outside, the home is finished with Hardie board siding, cultured stone accents, a composite deck, underground sprinklers, a professionally landscaped yard, and garden shed. The upgraded triple attached garage features built-in cabinetry and Trusscore wall panels, while the oversized concrete driveway completes this impressive property.