



**2305 59B AvenueClose  
Lloydminster, Alberta**

**MLS # A2296749**



**\$519,777**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Drive Through, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn,		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** Front door coat rack, craftman workbench and Husky shelving units in the garage and a wine rack in the storage room (if wanted)

This beautifully maintained 4-bedroom bungalow in the sought-after Lakeside community offers the perfect setting for your next chapter. Nestled in a quiet cul-de-sac surrounded by long-standing, friendly neighbours, this home invites you into a lifestyle defined by comfort, connection, and ease. Step inside and imagine your life unfolding here—vaulted ceilings create an airy, open feel while rich hardwood and tile flooring add warmth and elegance throughout the main floor. The spacious kitchen becomes the heart of your home, featuring abundant cabinetry, a central island for gathering, and plenty of room to cook, entertain, and create lasting memories. Year-round comfort is yours with central air conditioning, while the thoughtful layout ensures space for everyone with four well-sized bedrooms. Out back, picture summer evenings on the large deck, complete with a natural gas hookup—perfect for effortless BBQs and entertaining. The fully equipped yard includes underground sprinklers, a storage shed, and a unique drive-through door from the double attached garage, offering convenient access to the backyard. This location truly enhances your lifestyle. You’re just minutes from parks, recreation, schools, and everyday amenities, with school bus pickup right at the end of the cul-de-sac—ideal for families. Peace of mind comes with some updates, including shingles, front door, furnace, water system, all toilets, shower in the primary, basement flooring, window coverings and kitchen countertops and sink—allowing you to move in and simply enjoy. This isn’t just a house—it’s the place where your next memories begin. Don’t miss out on exploring every detail through our immersive 3D virtual tour experience.