



2011 61 Avenue
Lloydminster, Alberta

MLS # A2302692



\$739,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,656 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

If huge living space is what you are looking for then you don't want to miss this 1,656 SF modified bi-level. This is a perfect family home or empty nester home with a main floor master bedroom with full ensuite and 2 additional bedrooms over the garage. This home is very well appointed with all the upgrades you are looking for including upgraded railing, high end flooring and cabinets on the main levels of the home, quartz counter tops, finished laundry room with cabinets off the 2PC guest bath near the master bedroom, an abundance of windows on the main living area which floods natural light. The master bedroom bath has his/hers sinks and a custom tile shower, very showy! Add to this: custom closet organizers in master bedroom, walk-in closets, huge room sizes throughout, open concept design on the main level makes it easy to live and entertain, finished/heated triple attached garage with floor drain, roughed in A/C and ICF foundation. You will love this home the moment you walk through the door.