



GRASSROOTS
REALTY GROUP

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1806 60A AvenueClose
Lloydminster, Alberta

MLS # A2201923



\$769,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,650 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Ga		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s)		

Inclusions: Central Air Conditioner Roughed in, Speaker thru out, Hrv system

Welcome to this stunning, modified bi-level home, offering 1,650 SF of modern living space, located in a desirable cul-de-sac in Lakeside subdivision. This beautifully built home boasts a range of high-end features and upgrades for comfort, style, and convenience. Key features include: triple pane windows for superior energy efficiency and soundproofing, a fully finished basement with 9-foot ceilings, providing ample living space, HRV system for enhanced air quality and optimal ventilation, gorgeous custom tile shower, along with a relaxing soaker tub in the master bathroom for a luxurious spa-like experience, upgraded lights, luxury flooring, and stunning quartz countertops, spacious heated triple garage with side mount doors for easy access, two electric fireplaces for a cozy atmosphere year-round, deck complete and ready for entertaining or relaxing outdoors, tv hookups in every room seamless media set up, under-cabinet lighting on motion sensors in the kitchen and bathrooms, adding an elegant touch to the design. This home has been thoughtfully designed with attention to detail, combining modern luxury with functionality. This home also comes with 10 year progressive new home warranty! One of the seller's is a licensed Realtor in the provinces of AB & SK. Don't miss out on the chance to make this beautiful new construction your next dream home!