



GRASSROOTS
REALTY GROUP

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1911 60 Avenue
Lloydminster, Alberta

MLS # A2226382



\$730,400

Division:	Lakeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,933 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: n/a

Welcome to this brand new 2-storey home where thoughtful design meets everyday functionality. With 1,933 sq ft of living space and an impressive, heated triple garage (over 1,000 sq ft!), there's more than enough room for vehicles, storage, and all your family's gear. Step inside through the front foyer, where guests are greeted with warmth and style. For daily comings and goings, the mudroom off the garage is a game-changer, perfect for backpacks, boots, and busy mornings. The heart of the home lies in the open-concept kitchen, where quartz countertops, ample cabinetry, and a large walk-in pantry make meal prep effortless. The separate dining area offers space for everything from quick breakfasts to big family dinners. In the great room, a cozy fireplace creates the ideal backdrop for family movie nights or relaxing evenings by the fire. Upstairs, four spacious bedrooms offer comfort and privacy for everyone. The primary suite is a true retreat, featuring a walk-in closet and a tiled ensuite shower. A second full bathroom and upstairs laundry room bring everyday convenience to a whole new level. This home was made for modern family life, blending practical spaces with stylish finishes. Come see what life could look like here and imagine making memories in every corner.