



1911 60 Avenue
Lloydminster, Alberta

MLS # A2226382



\$730,400

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|------------------|------------------------|---------------|------------------|
| 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.