



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1307 59A AvenueClose  
Lloydminster, Alberta

MLS # A2267751



**\$1,039,000**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,371 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	ICF Block
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to your brand new dream home! Situated on a large cul-de-sac lot backing onto green space, this stunning 2-storey new construction offers 2,371 sq ft of beautifully finished living space and a triple attached heated garage &mdash; perfect for vehicles, toys, or extra storage. Step inside and fall in love with the spacious open-concept main floor, featuring durable vinyl plank flooring, a bright, modern kitchen with plenty of cabinetry and counter space, and a cozy gas fireplace that anchors the living room. Step through the dining area to a covered deck, where you can enjoy peaceful views of the green space beyond. Upstairs, you&rsquo;ll find a bonus room ideal for movie nights or a kids&rsquo; play area, a convenient laundry room, and three bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet. A 4-piece main bathroom completes the upper level. The fully finished basement offers even more living space with a family room, two additional bedrooms, a full bathroom, and ample storage. From its quiet cul-de-sac location to the private backyard setting, this home combines luxury, comfort, and practicality &mdash; the perfect place to put down roots.