



**2305 61 A Avenue**  
**Lloydminster, Alberta**

**MLS # A2293352**



**\$389,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Hot tub

Located in a prime Lakeside location just steps from Bud Miller Park, this spacious family home offers comfort, style, and an unbeatable setting. Featuring 4 bedrooms and 3 bathrooms, this home is designed with plenty of room for the whole family. The bright main living area boasts beautiful vaulted ceilings, creating an open and airy feel, while the 9&rsquo; ceilings in the basement add to the spaciousness throughout the home. The kitchen is perfect for both everyday living and entertaining, complete with a large island, walk-in pantry, and generous workspace. Every room in the home offers ample space, providing comfort and flexibility for family living. Step outside to enjoy the backyard where a new hot tub awaits &mdash; the perfect place to relax after a long day. Located in one of the city's most desirable neighbourhoods and close to parks, walking trails, and amenities, this home offers an exceptional lifestyle opportunity. A fantastic home in a sought-after location &mdash; ready for its next owners to enjoy!