



2013 61 Avenue  
Lloydminster, Alberta

MLS # A2302137



**\$729,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

New homes this large (fully developed) with this size don't come along very often-with 1,706 SF above grade you won't outgrow this home very easily. The room sizes throughout this floor plan are very generous, The master bedroom above the garage measures 13'11 x 16'5, and when you add to this an expansive walk in closet, his/hers sinks and tile shower, you will know that this master retreat is hard to beat. This home is custom and built for pure enjoyment with upgraded flooring through the main floor and upstairs, custom railings that add texture to the rooms, custom cabinets with Quartz counter tops, generous wrap around kitchen with abundant storage, living area that features abundant window glazing that floods the main floor living room with natural light, fully finished basement with two large bedrooms, bathroom and dedicated laundry area, finished triple attached garage with floor drain and upgraded overhead garage doors. You will love this home the moment you walk through this door.