



1803 60 Avenue  
Lloydminster, Alberta

MLS # A2308113



**\$759,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot		

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

**Inclusions:** Heat Recovery Unit

Welcome to this stunning brand new rental home in the highly desirable Lakeside neighbourhood! Situated on a large lot in a fantastic area, this beautifully designed modified bi-level offers 1,563 sq. ft. of modern living space with a fully finished basement, triple car garage, and an exceptional family-friendly layout. Available this summer, this home is sure to impress from the moment you walk in. The main floor features a spacious primary bedroom retreat complete with a gorgeous ensuite, large walk-in closet, and convenient space for a washer and dryer. The bright open-concept living area showcases beautiful vinyl plank flooring, oversized windows with an abundance of natural light, and unique custom touches including stylish rounded wall features. The kitchen is designed to stand out with quartz countertops, a massive island, and plenty of cabinetry for storage and functionality. A convenient guest bathroom is also located just off the kitchen area. Upstairs you'll find two spacious bedrooms, each with access to their own bathroom, making this layout ideal for families or guests wanting extra privacy and comfort. The fully finished basement adds even more versatile living space perfect for a family room, recreation area, home gym, or office setup. Additional highlights include an HRV system, sump in the triple car garage, a large driveway, room for a future covered deck, and quality craftsmanship throughout. With its sharp curb appeal, modern finishes, and thoughtfully designed floorplan, this home offers luxury and comfort in one incredible package. Located close to parks, schools, walking paths, and everyday amenities, this beautiful new home is a rare lease opportunity in Lakeside! Check out the pictures to view renderings of what the finished project is expected to look like. Exact colours, finishes, and design details are subject to change.