



**2204 59A AvenueClose  
Lloydminster, Alberta**

**MLS # A2319841**

**\$749,900**



<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,646 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Lawn, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate, Tile	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** T.V. mounts, Alarm System

Beautiful executive two-storey home located in the highly sought-after Lakeside neighbourhood! Tucked away in a quiet cul-de-sac on one of the largest lots in the area, this impressive property offers space, functionality, and charming character throughout. Featuring 4 bedrooms and 4 bathrooms, this home is designed for growing families and entertaining alike. The spacious layout includes multiple family rooms plus several bonus and flex spaces that could easily serve as additional bedrooms, hobby rooms, office space, workout areas, or playrooms. The bright and inviting kitchen features a large island, eating nook, abundant cabinetry, and tons of storage, while the formal dining room provides the perfect setting for family gatherings and entertaining. A stunning vaulted entryway creates an impressive first impression, and the two gas fireplaces add warmth and comfort throughout the home. Main floor laundry adds everyday convenience. Oversized windows throughout allow for exceptional natural light and showcase the exquisite charm and character this property has to offer. The massive primary bedroom is a true retreat featuring an incredible walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub, standalone shower, and private water closet. Generous-sized bedrooms and flexible living spaces make this home ideal for families of all sizes. Outside, you'll love the beautifully landscaped yard with mature landscaping, lovely garden areas, covered front and rear decks, extensive RV parking, double attached garage, and oversized double detached garage &mdash; providing incredible parking, storage, and workspace options. Be sure to browse the photos to fully appreciate everything this exceptional Lakeside property has to offer!