



**GRASSROOTS**

REALTY GROUP

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**1802 59B AVENUE**  
**Lloydminster, Alberta**

**MLS # A2320504**



**\$579,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Some homes just feel easier to live in and this Lakeside modified bi-level has that feeling right from the front door. Built in 2014 and sitting on a corner lot in a quiet cul-de-sac, it offers over 1,500 sq. ft. above grade, a fully finished basement, 5 bedrooms, 3 bathrooms, central A/C and a heated 24 x 26 attached garage. The tiled foyer is bright and roomy, which is a real bonus. The angled staircase with decorative wainscotting adds a nice custom touch as you head up to the main living area. Upstairs, the home feels open and comfortable with high ceilings, good natural light and an electric fireplace with floor-to-ceiling stone detail anchoring the living room. The kitchen is set up for everyday family life, but also works well when you have people over with a large island, granite countertops, tile backsplash, corner pantry, stainless steel appliances and a gas cooktop. The dining area has easy access to the maintenance-free deck, giving you a natural spot to step outside and enjoy the yard. Two bedrooms and a full 4-piece bathroom complete the main level. The upper primary suite gives you the separation buyers often love in a modified bi-level. It has a spacious bedroom, large walk-in closet and 3-piece ensuite, keeping it tucked away from the main floor bedrooms and the busier areas of the home. The basement is fully finished and very usable with a large family room, two generous bedrooms, another full 4-piece bathroom, new carpet and a customized laundry area within the utility room that feels much more intentional than expected. It is a great setup for older kids, guests, hobbies, a home gym, or a second TV space. Outside, the corner lot gives the home a bit more breathing room, while the cul-de-sac keeps the setting quieter. The lower patio, maintenance-free deck, fenced yard area, double concrete drive, water softener, and heated garage all add to the day-to-day

comfort. A clean, well-kept Lakeside home with space where it counts and the kind of practical features buyers are watching for.