



33, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2321463



\$629,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,385 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this immaculate family home nestled in the prestigious gated community of Lakeshore Estates. Situated on a quiet cul-de-sac and backing onto green space, this beautifully maintained property offers the perfect combination of privacy, comfort, and convenience, just steps from Bud Miller All Season Park. The bright, open-concept main floor features stunning hardwood flooring throughout the living room and kitchen, highlighted by a dramatic floor-to-ceiling gas fireplace that serves as the focal point of the living space. The well-appointed kitchen is designed for both everyday living and entertaining, offering an abundance of cabinetry, a corner pantry, quartz countertops, a garburator, and plenty of workspace. With five bedrooms and three bathrooms, there is room for the whole family. The main floor includes three bedrooms, including a spacious primary retreat complete with a walk-in closet and beautifully updated 3-piece ensuite. The fully finished basement is an entertainer's dream, featuring an expansive family and recreation area anchored by a massive wet bar—perfect for hosting game nights, watching the big game, or enjoying movie nights with family and friends. Two additional bedrooms provide flexible space for guests, teenagers, or a home office. Outside, the beautifully landscaped and fully fenced yard offers underground sprinklers, a deck for outdoor enjoyment, and peaceful views of the adjoining green space. Additional features include central air conditioning and an oversized double heated garage, providing ample room for vehicles, storage, and hobbies. Pride of ownership is evident throughout this exceptional home. A rare opportunity to enjoy luxury living in one of the area's most sought-after communities.