



GRASSROOTS

REALTY GROUP

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**1807 60A Avenue Close
Lloydminster, Alberta**

MLS # A2325497



\$1,050,000

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|------------------|---|---------------|------------------|
| Division: | Lakeside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,223 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Concrete Driveway, Triple Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Beach, City Lot, Cul-De-Sac, Irregular Lot, Lawn | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Other, Stone, Wood Frame | Zoning: | LDR |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Kitchen Island, Pantry, Walk-In Closet(s) | | |

Inclusions: Gas BBQ Hookup, TV Mounts

Welcome to this thoughtfully designed, custom-built home, built in 2023, offering 5 bedrooms, 3 bathrooms, and a beautifully finished layout that blends quality craftsmanship with everyday functionality. The main floor spans approximately 1,693 sq. ft. and features a spacious primary suite, second bedroom, and an open-concept kitchen, dining, and living area designed for both comfort and entertaining. The fully customized kitchen showcases panel-ready appliances, including a Sub-Zero refrigerator, a 36" Wolf gas range, double ovens, an upgraded kitchenaid dishwasher, quartz countertops, full-height cabinetry, and a walk-in butler's pantry, all anchored by a stunning feature brick wall with oak beam detailing. The living room is highlighted by rich hardwood flooring and a gas fireplace, creating a warm and inviting focal point, while large windows enhance natural light and overall curb appeal. A standout feature is the direct connection between the primary suite and laundry room, while a separate mudroom off the garage offers practical daily function. The primary retreat includes a heated ensuite floor, custom tile shower, and built-in cabinetry. Upstairs, the 530 sq. ft. bonus room is complete with a full bathroom and walk-in closet, making it ideal as a private guest suite, home office, or additional living space. The fully developed basement includes 2 additional bedrooms, a spacious family room, and excellent storage. Outside, the home is finished with Hardie board siding, cultured stone accents, a composite deck, underground sprinklers, a professionally landscaped yard, and garden shed. The upgraded triple attached garage features built-in cabinetry and Trusscore wall panels, while the oversized concrete driveway completes this impressive property.