



**GRASSROOTS**  
REALTY GROUP

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1902 61 Avenue  
Lloydminster, Alberta

MLS # A2343802



**\$569,900**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Lakeside                                                                 |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Bi-Level                                                                 |        |                   |
| Size:     | 1,330 sq.ft.                                                             | Age:   | 2014 (12 yrs old) |
| Beds:     | 6                                                                        | Baths: | 3                 |
| Garage:   | Double Garage Attached                                                   |        |                   |
| Lot Size: | 0.15 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Level, See Remarks |        |                   |

|             |                                                                               |            |     |
|-------------|-------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                       | Water:     | -   |
| Floors:     | Carpet, Hardwood, Linoleum, Tile                                              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                               | Condo Fee: | -   |
| Basement:   | Full                                                                          | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding                                                           | Zoning:    | LDR |
| Foundation: | Wood                                                                          | Utilities: | -   |
| Features:   | Bar, Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Storage |            |     |

Inclusions: N/A

Space to live, room to grow, and a location with plenty to offer. Set on a corner lot in Lakeside, this beautifully maintained home offers a spacious main floor plus a fully finished basement, creating a versatile layout for a growing family, guests, home offices, or those looking for a property with added long-term potential. With six good-sized bedrooms — three up and three down — and three bathrooms, there is plenty of room to make this home work for your lifestyle. The main floor feels bright and welcoming with vaulted ceilings, an open-concept living area, spacious kitchen and dining room, custom window shutters, updated lighting, and a large front foyer with room to actually welcome people in. Downstairs feels like a true extension of the home with a spacious family room, built-in electric fireplace, wet bar, three additional bedrooms, and a full bathroom. Outside, the corner lot gives you added space and plenty of parking for multiple vehicles, guests, and all the extras that come with an active household. The landscaped yard backs onto green space and features underground sprinklers, a private deck with a privacy wall, and a dedicated dog run. The heated garage with epoxy flooring adds another practical bonus, while central air conditioning keeps things comfortable through the warmer months. Freshly repainted in 2024 and incredibly well cared for, this is a home that feels move-in ready from the moment you walk through the door. With six bedrooms, generous parking, and a flexible floor plan, this property offers possibilities beyond the traditional family home. Whether you need extra bedrooms, work-from-home space, room for extended family, or are considering its longer-term potential, there is plenty of flexibility here. Add in Lloydminster's continued growth and anticipated new amenities, including Costco, and this is a property with a lot to

appreciate now and into the future.