



GRASSROOTS
REALTY GROUP

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1911 60 Avenue
Lloydminster, Alberta

MLS # A2344069



\$809,900

Division:	Lakeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this 1,995 sq. ft. two-storey new construction home by Bexson Homes, offering a functional family layout with a fully finished basement and quality finishes throughout. The main floor features an open-concept kitchen, dining and living area with a fireplace in the living room, quartz countertops in the kitchen, and a convenient powder room. Upstairs, you’ll find three bedrooms plus a bonus room, giving you additional space for a second living area, playroom or home office. The primary bedroom includes a private ensuite, while a full main bathroom and upper-level laundry add everyday convenience. The fully finished basement extends the living space with an additional bedroom, bathroom, recreation and games area, along with a dedicated storage area. Additional features include an ICF foundation, heated attached garage, quartz countertops in the bathrooms, and a covered area at the rear of the home ready for a future deck. A well-planned new build with finished living space on all three levels and room for the whole family.