



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2012 63 Avenue
Lloydminster, Alberta

MLS # A2346585



\$2,500,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,922 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Quad or More Attached		
Lot Size:	0.61 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular L		

Heating:	In Floor, Electric, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Other, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Other, Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 220 Volt Plug, Natural Gas BBQ Hookup, Air Exchanger, Heat Recovery Unit, Wet Bar, Sound System (BI), Humidifier, Alarm System Owned,

Rarely does a residence of this distinction become available in Lloydminster. Set on an extraordinary ±0.60-acre lot backing directly onto Bud Miller Park, this custom-built Lakeside estate offers nearly 6,000 square feet of finished living space and a level of quality seldom found in the local market. Its quality extends well beyond the finishes, with ICF construction from the footings to the rafters and exceptional attention paid to both the structure and the details throughout. The home makes an immediate impression with its stately stone exterior, expansive heated driveway and dramatic covered entrance. Inside, 10-foot ceilings, 8-foot solid-core doors, rich walnut millwork, extensive stonework and a sculptural curved staircase create a timeless sense of warmth and grandeur. The great room is centered around a floor-to-ceiling stone fireplace beneath a spectacular 14-foot barrel-vaulted coffered ceiling. The chef-inspired kitchen features extensive custom cabinetry, generous workspaces, a substantial pantry and premium Viking and Sub-Zero appliances. An elegant dining room and vaulted sunroom extend the living spaces toward the park, creating an exceptional setting for everyday living and entertaining. The primary suite is a private retreat with deck access, park views, a California Closet system and a spa-inspired ensuite featuring a stand-alone tub and beautiful tiled shower. Designed for entertaining, the lower level offers a substantial wet bar and lounge, media area with projection system, stone fireplace, exercise room, private office, two bedrooms and another beautiful bathroom that features a steam shower. Outside, sweeping lawns, mature landscaping and thoughtfully designed stonework complement multiple covered decks and patios overlooking the park and lake. The upper deck features overhead gas heaters and a built-in outdoor kitchen,

while a distinctive spiral staircase connects the outdoor living areas. Owners also enjoy front-row views of Lloydminster's Canada Day fireworks. Additional features to make note of: triple-pane Loewen windows and doors, extensive in-floor heating, insulated floors and bedroom walls for sound proofing, heated driveway and rear patio, boiler system, dual furnaces and A/C units, custom lighting system, rubber shingles, Cummins Onan backup generator and an impressive heated four-car garage with built-in cabinetry, 2-piece bathroom and dedicated storage. More than a luxury residence, this is a rare opportunity to own one of Lloydminster's truly exceptional homes.