

2309 61A Avenue  
Lloydminster, Alberta

MLS # A2207045



**\$449,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This highly sought-after property is sure to be scooped up fast! Located in one of the city's most prestigious neighborhoods, this lakeside modified bi-level boasts a blend of elegance and functionality. Featuring beautiful hardwood floors, brand-new countertops installed this week, and a fresh paint job throughout, this home is move-in ready and waiting for you. With 5 spacious bedrooms, 3 bathrooms, and an impressive master suite complete with a corner tub and separate shower, there's plenty of room for the entire family. Enjoy cozy nights by the two gas fireplaces or retreat to your heated garage for extra comfort. The home also offers RV parking, ensuring convenience for all your vehicles or extra parking for guests. Best of all, you're just steps away from the beautiful Bud Miller Park, making this the perfect location for outdoor activities and family fun. With inventory in this price range extremely low, act quickly—homes like this don't stay on the market for long! This is the opportunity you've been waiting for!