

# \$724,900 - 1805 59b Avenue close, Lloydminster

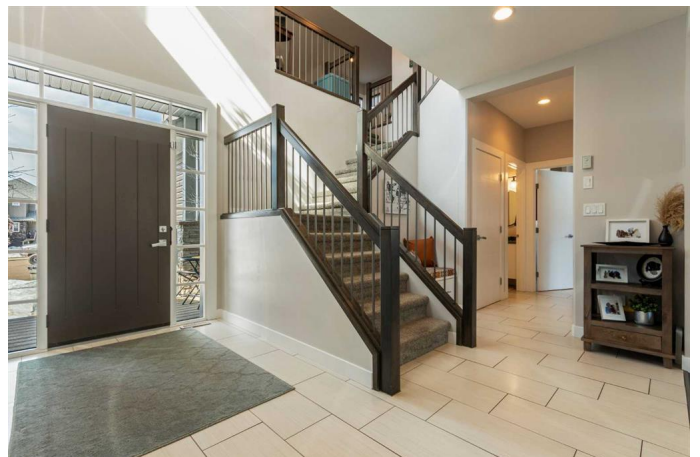
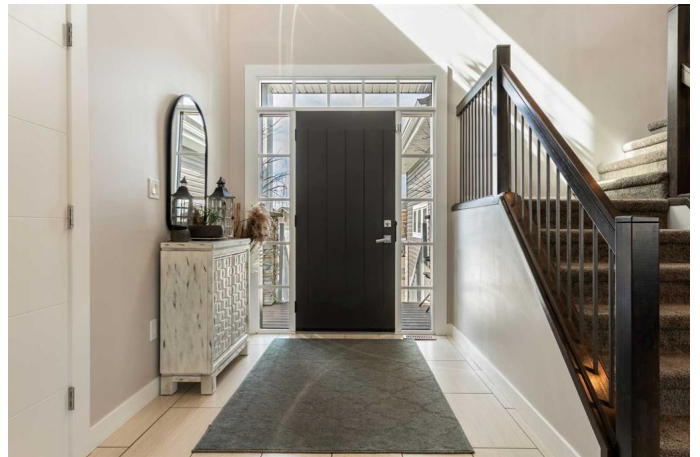
MLS® #A2209221

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,114 sqft  
Residential on 0.12 Acres

West Lloydminster, Lloydminster, Alberta

**STUNNING LAKESIDE HOME!** Located in a quiet cul de sac this beautifully designed 2-story home offers 4 bedrooms, 3.5 bathrooms, and 2114 sq ft of thoughtfully planned living space, this custom-built home by Creative Designs blends modern luxury with comfort and functionality. The open concept main floor features a gourmet kitchen with upgraded Norelco cabinetry, a gas stove, wall oven, large island and Cambria quartz countertops. Enjoy meals in the dedicated dining area or relax in the living room beside the cozy gas fireplace. A butler pantry, mud room with laundry and a half bath add convenience to the main level. Upstairs you'll find two generously sized bedrooms, a full bath and a versatile bonus room, The spacious master retreat includes a walk-in closet and a luxurious ensuite with a soaker tub and separate shower. The fully finished basement includes a large family room, a fourth bedroom with a walk-in closet and an additional full bathroom - perfect for guests or growing families. The oversized double heated garage features two 8' doors & sump pit. Additional highlights include central AC, central vacuum, underground sprinklers shed, beautifully landscaped backyard backing green space. Enjoy outdoor living on the two tiered deck with the upper being covered - ideal for entertaining or relaxing. This exceptional home truly has it all - style, space and a location that can't be beat!



Built in 2015

## Essential Information

MLS® #	A2209221
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,114
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1805 59b Avenueclose
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3P5

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	4
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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