

# **\$629,900 - 2007 62 Avenue, Lloydminster**

---

MLS® #A2209863

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Welcome to this beautifully designed 2017-built modified bilevel, offering 1,500 square feet of living space and a host of exceptional features. Located in the desirable community of Lakeside, this home boasts a heated triple car garage with a convenient drive-through bay, hot and cold taps in garage and additional parking pad at the back, providing ample space for all your vehicles and recreational toys.

Inside, you'll be greeted by an open-concept floor plan on the main level, complete with rich hardwood flooring that adds warmth and elegance. The kitchen is a chef's dream, featuring granite countertops and an abundance of cabinetry for storage. It seamlessly flows into the living and dining areas, perfect for entertaining.

This home offers five spacious bedrooms and three bathrooms, ensuring there is room for the entire family and guests. The large primary bedroom is a retreat in itself, complete with a luxurious four-piece ensuite that includes both a jacuzzi tub and a separate shower for ultimate relaxation.

Additional highlights of this home include air conditioning and all appliances included, making this property move-in ready. Step outside to the two-tiered deck, perfect for summer gatherings, and enjoy the added bonus of a garden shed and a garden area,



offering space to cultivate your own outdoor oasis.

With quick possession available, this home is ready for you to move in and start making memories. Don't miss out on this stunning Lakeside propertyâ€”schedule your viewing today!

Built in 2017

### **Essential Information**

MLS® #	A2209863
Price	\$629,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	2007 62 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J9

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Granite Counters, Jetted Tub
Appliances	Central Air Conditioner, Dish Microwave Hood Fan, Refrig Double Oven, Gas Water He
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

