1812 63 Avenue
Lloydminster, Alberta

MLS # A2173744

$559,900

Division:	Lakeside
Type:	Residential/House
Style:	Modified Bi-Level

Size:	1,404 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2

Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
Lot Size:	0.12 Acre
Lot Feat:	Backs on to Park/Green Space, Irregular Lot

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full, Unfinished		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R1
Foundation:	Wood		**Utilities:**	-
Features:	Open Floorplan, Vaulted Ceiling(s)			

Inclusions: N/A

Immediate possession can be accommodated in this immaculate 1404 square foot modified bi-level. You will love the natural light that floods the 18 foot high entryway ceiling.. a feature specific to this home which adds spatial appeal the moment you walk through the front door. Located within a quiet residential area in Lakeside of College park, you will appreciate the rear yard greenspace separating you from future residential developments and providing back yard amenity not easily achieved on comparable homes in this price range. Add to this additional features which we are sure you will appreciate and enjoy: natural gas fireplace in the main floor Livingroom, open concept living area, rear yard facing family room, Upgraded cabinets with quartz counter tops and tile backsplash, 9' ceilings on the main floor, upgraded 8' overhead garage door, triple glazed windows with solar guard, Heat Recovery Ventilation system, covered front entry with board and batten support post, rock accents on garage corners, 12' foot ceilings on second bedroom on the main floor, covered area on future rear deck, 24' by 24' attached garage, garage sump, recessed lighting throughout home, main floor laundry- If you have not seen this home you owe it to your self to see it and everything that it has to offer- exceptional quality by a respected long term builder in the community.