

1808 63 Avenue
Lloydminster, Alberta

MLS # A2224810



\$529,777

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,368 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Step into refined comfort and modern elegance with this stunning home, thoughtfully designed for style and functionality. Soaring 18-foot ceilings in the living room create a grand, open atmosphere, flooding the space with natural light and making a lasting first impression. The gourmet kitchen is a chef’s dream, featuring luxurious quartz countertops and a spacious island—perfect for meal prep or casual dining—intentionally designed without a sink to maximize surface space. Upstairs, unwind in the spa-inspired ensuite bathroom, where a soaker tub offers the ultimate relaxation and tranquility. Enjoy the seamless blend of indoor and outdoor living with glass railings that add a sleek, modern touch while enhancing open sightlines throughout the home. Additional highlights include central air conditioning for year-round comfort, a spacious heated garage ideal for both vehicles and storage, and a quiet location that offers peace and privacy while still being close to amenities. This home perfectly balances luxury and practicality—an exceptional opportunity you won’t want to miss. Check out the 3D virtual tour!