

\$1,139,950 - 1302 59b Avenue, Lloydminster

MLS® #A2269649

\$1,139,950

4 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.16 Acres

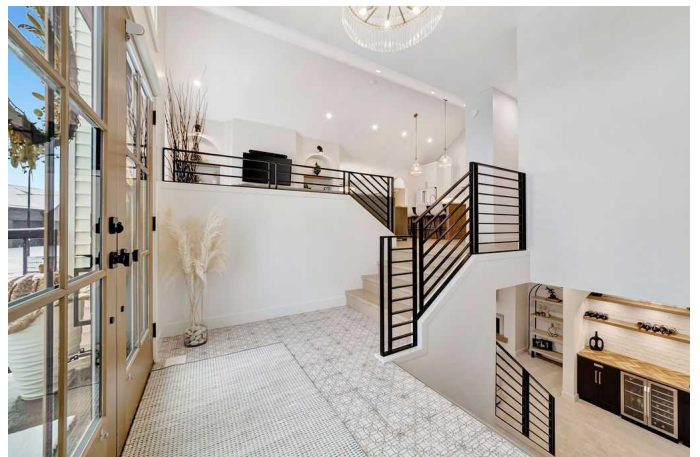
Lakeside, Lloydminster, Alberta

From the moment you step inside this impeccably designed 1,600 sq ft bungalow, it's clear that every detail has been thoughtfully considered. Vaulted ceilings, architectural arches, and sun-drenched south-facing windows create a sense of openness and warmth that instantly feels like home.

The chef's kitchen is the heart of this home – a true showpiece featuring a 6-burner gas stove, expansive island with seating, and a butler's pantry ideal for a coffee bar or extra prep space, complete with stylish open shelving and generous cabinetry. Whether you're cooking for two or hosting a crowd, this space blends beauty and function effortlessly.

Gather in the inviting living room, where a gas fireplace framed by elegant arched built-ins sets the tone for cozy evenings. The dining area flows seamlessly to the covered deck, extending your living space outdoors for morning coffee or evening get-togethers.

The primary suite offers a peaceful retreat with a spacious walk-in closet and a spa-inspired ensuite featuring dual sinks, a large vanity, tiled shower, and a free-standing soaker tub – a perfect space to unwind at the end of the day. A main floor office adds everyday convenience, ideal for remote work or creative projects.



Downstairs, the fully finished basement is designed for entertaining and relaxation. A large family room with games area, gas fireplace, and stylish wet bar with wine fridge make it the ultimate gathering place. Two additional bedrooms, a spacious bathroom, and a storage area complete the lower level.

Set on a corner lot, this property also features a triple heated garage and a covered deck off the dining area. Every finish, fixture, and feature has been carefully curated, showcasing exceptional craftsmanship and attention to detail throughout.

This is more than a home – it’s a stunning example of thoughtful design and modern comfort.

Built in 2023

Essential Information

MLS® #	A2269649
Price	\$1,139,950
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1302 59b Avenue
Subdivision	Lakeside

City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3R6

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle, Fiberglass
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 6th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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