

# \$459,950 - 2209 59b Avenue, Lloydminster

MLS® #A2234207

**\$459,950**

4 Bedroom, 4.00 Bathroom, 1,551 sqft

Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Welcome to this warm and inviting 2-storey home in Lakeside, where comfort meets functionality in all the right places. Step into the spacious tiled foyer, hang your coat, and take in the open staircase and convenient powder room for guests. Just a few steps in, youâ€™ll find yourself in the main living area â€“ hardwood floors, a cozy gas fireplace, and plenty of room to gather. The kitchen offers a central island with an eat-up bar, corner pantry, and flows into the dining area, perfect for weeknight meals or weekend entertaining. Off the dining room, step out onto the deck and enjoy a beautifully landscaped, private backyard with mature trees and soft outdoor lighting that makes summer evenings feel a little extra special.

Upstairs has three bedrooms, including a primary with walk-in closet and ensuite, plus a full 4-piece bath. The basement is fully finished with a family room, additional bedroom and bathroom â€“ great for guests, teens, or movie nights. A double attached garage is accessed through the laundry/mudroom, keeping things practical and tidy.

Located in one of Lakesideâ€™s most desirable spots, this home is ready for its next chapter.

Built in 2003

## Essential Information



MLS® #	A2234207
Price	\$459,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,551
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2209 59b Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3J4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	10
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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