

1307 59A Avenue Close
Lloydminster, Alberta

MLS # A2267751



\$1,039,000

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|-----------|------------------------------------------|--------|------------------|
| Division: | College Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,371 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac | | |

| | | | |
|-------------|-------------------------|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to your brand new dream home! Situated on a large cul-de-sac lot backing onto green space, this stunning 2-storey new construction offers 2,371 sq ft of beautifully finished living space and a triple attached heated garage — perfect for vehicles, toys, or extra storage. Step inside and fall in love with the spacious open-concept main floor, featuring durable vinyl plank flooring, a bright, modern kitchen with plenty of cabinetry and counter space, and a cozy gas fireplace that anchors the living room. Step through the dining area to a covered deck, where you can enjoy peaceful views of the green space beyond. Upstairs, you'll find a bonus room ideal for movie nights or a kids' play area, a convenient laundry room, and three bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet. A 4-piece main bathroom completes the upper level. The fully finished basement offers even more living space with a family room, two additional bedrooms, a full bathroom, and ample storage. From its quiet cul-de-sac location to the private backyard setting, this home combines luxury, comfort, and practicality — the perfect place to put down roots.