

1302 59B Avenue  
Lloydminster, Alberta

MLS # A2269649



**\$1,090,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Sump Pump(s)		
<b>Inclusions:</b>	N/A		

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.