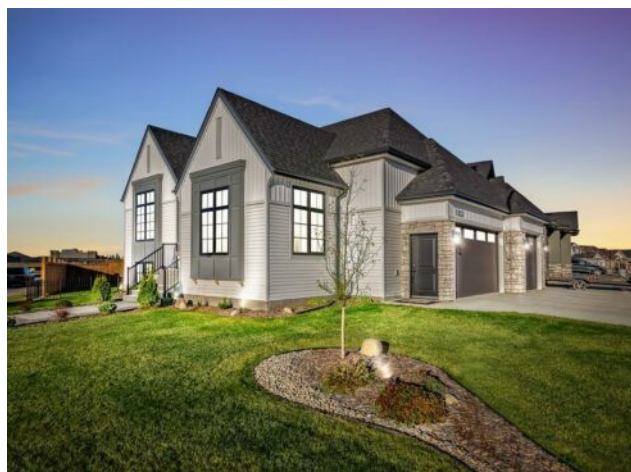


**1302 59B Avenue
Lloydminster, Alberta**

MLS # A2269649



\$1,090,900

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

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

Inclusions: 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.