



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

51, 2715 73 Avenue
Lloydminster, Alberta

MLS # A2220955



\$599,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,485 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC1
Foundation:	Wood	Utilities:	-

Features: Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to Lakeshore Estates—Lloydminster’s prestigious gated community. This executive bungalow is tucked into one of the most sought-after locations, just steps to Bud Miller Park, walking trails, and schools. As you enter the home you are immersed in a light fresh open concept design. The main floor is open and functional with two bedrooms up, including a spacious master retreat with a walk-in closet and ensuite. The kitchen has lots of space to cook and connect, with an eat-up island, pantry for added space.. The main living creates open concept living. The upper mudroom flows to the triple attached heated garage for added convenience. The backyard has no rear neighbours and soaks in the sun with its South-facing exposure. The fully finished basement features three large bedrooms, tall 9-foot ceilings, a four-piece bathroom, tons of storage. The basement main living room is bright and spacious and contains a rough-in for a gas fireplace if you choose to add one. The home also includes central vac, a newer water tank, a chlorine filtration system, and beautiful travertine flooring. This is a turn-key opportunity to own a high-end home in one of Lloydminster’s most exclusive neighborhoods.