

\$719,900 - 2307 59a Avenue Close, Lloydminster

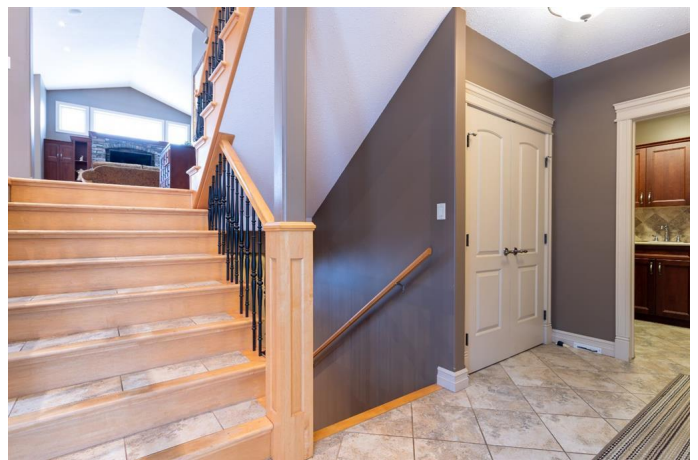
MLS® #A2269100

\$719,900

5 Bedroom, 3.00 Bathroom, 1,902 sqft
Residential on 0.30 Acres

Lakeside, Lloydminster, Alberta

A Quiet Cul-de-Sac Home With Room to Settle In. There's an easy feel to this home from the moment you pull onto the cul-de-sac – quiet, tucked away, and backing onto green space next to Lakeland College. It sits on a 0.3-acre pie-shaped lot, so you get privacy, mature trees, and a yard that gives you space to breathe. Inside, the layout works the way people want it to. The front entry is wide and welcoming, and the laundry room is right there on the level you walk in on. The main floor opens up with maple hardwood, a gas fireplace framed in custom cabinetry and a kitchen designed for real use: a big island, pantry, granite counters, stainless appliances, and a garden door out to that huge yard. Upstairs, the primary bedroom is its own comfortable space with an 80 sq. ft. walk-in closet and an ensuite that's practical and well laid out – double sinks, corner tub, and glass shower. Downstairs is fully finished and set up for easy gathering, whether that's movie nights or having friends over. There's a second fireplace, more custom cabinetry, a dry bar with a wine fridge and room for the pool table (which can stay). Hot water on demand, central A/C and a storage-friendly utility room round it out. The triple heated garage (1000 sq feet!) gives you even more flexibility with its sink, counter space, and rear access. The double side is 25 feet deep while the single side is 32 feet deep with passthrough to the back yard. Five bedrooms, a standout yard and a



neighbourhood people stay in for years â€” if this feels like a fit, reach out to arrange a viewing!

Built in 2003

Essential Information

MLS® #	A2269100
Price	\$719,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,902
Acres	0.30
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	2307 59a Avenue Close
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J3

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s),

	Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.