

# **\$479,000 - 2003 63 Avenue, Lloydminster**

MLS® #A2220450

## **\$479,000**

5 Bedroom, 3.00 Bathroom, 1,348 sqft  
Residential on 0.21 Acres

West Lloydminster, Lloydminster, Alberta

Perfect Location! This wonderful home is located on Lloydminster's most prestigious street! You'll think you're in Beverly Hills when you drive up to this great house. The first thing you'll notice is that it's not a cookie cutter house. This well thought out design exudes charm with it's covered front veranda. The lot is exceptionally big measuring over 9,000 sq.ft. so you've got lots of room to relax in the well treed backyard. And you'll certainly appreciate the RV parking. Step inside and you're greeted by a wide open living room, dining room and kitchen with vaulted ceilings. The whole upstairs has either hardwood or tile for a very rich look and the living room has a classy gas fireplace. The kitchen has a large island, plenty of cupboards (with slides) a very nice back splash and stainless steel appliances. The primary bedroom is also huge and has a big walk in closet and 3 piece ensuite with quartz countertop. Two more bedrooms and a 4 piece bath finish the upstairs. Downstairs is also exceptional as there's a massive family room that comes with built in cabinetry and another beautiful gas fireplace. There's two more large bedrooms downstairs and a 4 piece bath. There's been new blinds installed on May 3/25, the front window is being replaced, and the garage door panels are being replaced. PLUS the house has been freshly painted and cleaned so it's ready to go. All this and a heated garage, central air conditioning and a quick possession means you can be enjoying the summer in this



fantastic neighborhood! Check out the 3D tour.

Built in 2004

### Essential Information

MLS® #	A2220450
Price	\$479,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.21
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2003 63 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3K2

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	53
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.