

# \$529,924 - 40, 2715 73 Avenue, Lloydminster

MLS® #A2204758

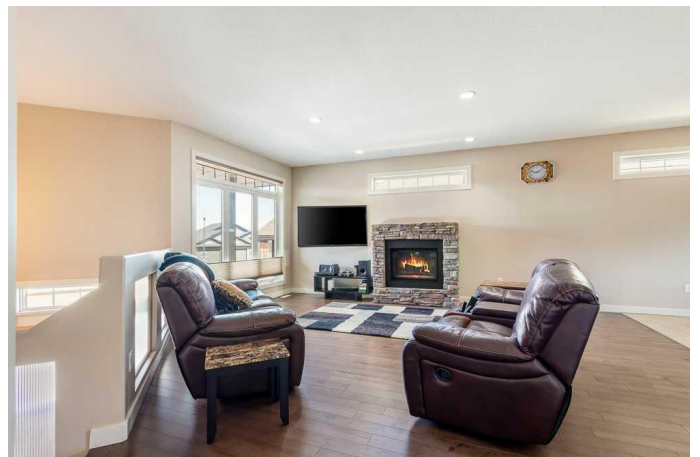
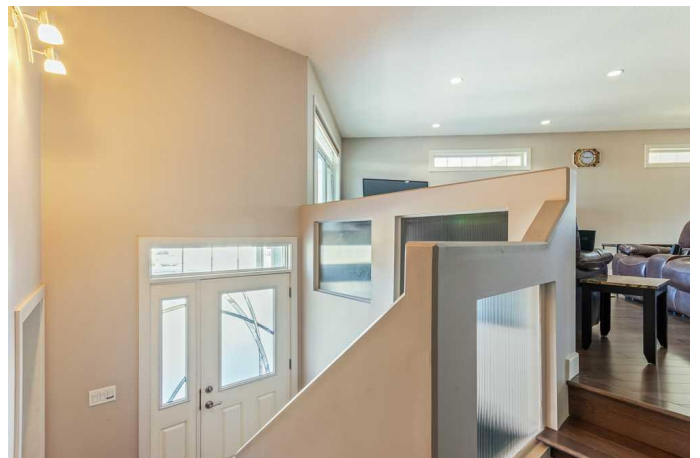
**\$529,924**

4 Bedroom, 3.00 Bathroom, 1,486 sqft  
Residential on 0.17 Acres

West Lloydminster, Lloydminster, Alberta

Nestled in the desirable gated community of Lakeshore Estates, this exceptional 4 bedroom, 3 bathroom home offers luxury, comfort and convenience. Just a short walk from Bud Miller All Seasons Park, this property boasts a thoughtfully designed open concept layout that seamlessly blends the living room, dining and kitchen. Some features include spacious living room with cozy gas fireplace, large eat in kitchen featuring corner pantry, ample cabinetry, quartz countertops, stainless steel appliances, center island with sink and garburator. The master suite has a large walk-in closet and luxurious 5 piece ensuite, including a jetted tub, oversize shower and separate water closet. Additional bedroom and full main bath complete the main floor. The fully developed basement has an expansive family room with electric fireplace included, perfect for relaxing or entertaining. Two generously sized bedrooms and a full bathroom offer plenty of space for family or guests. Additionally the oversized 27x33 garage is heated and has plenty of room for two vehicle's plus a few toys or tools! This home features central AC for year round comfort and a generous backyard backing onto a scenic walking path. This meticulously maintained home is an ideal choice for families seeking a secure and serene lifestyle. Schedule your viewing today!

Built in 2014



## Essential Information

MLS® #	A2204758
Price	\$529,924
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.17
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	40, 2715 73 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3L8

## Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 21st, 2025
Days on Market	19
Zoning	DC1

## Listing Details

Listing Office	eXp Realty (Lloyd)
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