

# \$449,369 - 14, 2715 73 Avenue, Lloydminster

MLS® #A2168950

**\$449,369**

5 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

Immediate possession available! Motivated Sellers! Welcome to your new oasis in a serene gated community! This cozy 1424 sqft home features an inviting open concept design filled with natural light from its many large windows. Enjoy high ceilings and a spacious recreation area, perfect for family gatherings or entertaining friends.

With amazing neighbors and regular community events, you'll quickly feel at home in this friendly neighborhood. Kids will love the private playground, and the low traffic ensures a safe environment for everyone.

Rest easy knowing that the community offers consistent garbage and recycling services, street cleaning, and common area maintenance, all contributing to a quiet and secure atmosphere. Families will appreciate the excellent schooling options, with LPSD schools including Rendell, Bishop, and Comp, as well as LCSD options like St. Mary's, St. Thomas, and Holy Rosary.

Situated on the edge of Lloyd, you'll have easy access to main roadways while backing onto the stunning Bud Miller All Seasons Park—an outdoor gem for recreation and relaxation.

Plus, enjoy the peace of mind that comes with third-party condo management, ensuring the community remains well-kept and any issues are resolved quickly and efficiently.



Don't miss out on this fantastic opportunity to call this charming home your own! Contact your Realtor today for a viewing!

Built in 2013

### **Essential Information**

MLS® #	A2168950
Price	\$449,369
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.16
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	14, 2715 73 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L7

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Range Hood, Stove(s), Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Wood

### **Additional Information**

Date Listed	September 26th, 2024
Days on Market	203
Zoning	DC1
HOA Fees	180
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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