# \$1,039,000 - 1307 59a Avenueclose, Lloydminster

MLS® #A2267751

## \$1,039,000

5 Bedroom, 4.00 Bathroom, 2,371 sqft Residential on 0.27 Acres

College Park, Lloydminster, Alberta

Welcome to your brand new dream home! Situated on a large cul-de-sac lot backing onto green space, this stunning 2-storey new construction offers 2,371 sq ft of beautifully finished living space and a triple attached heated garage â€" perfect for vehicles, toys, or extra storage.

Step inside and fall in love with the spacious open-concept main floor, featuring durable vinyl plank flooring, a bright, modern kitchen with plenty of cabinetry and counter space, and a cozy gas fireplace that anchors the living room. Step through the dining area to a covered deck, where you can enjoy peaceful views of the green space beyond.

Upstairs, you'II find a bonus room ideal for movie nights or a kids' play area, a convenient laundry room, and three bedrooms, including a primary suite with a luxurious 5-piece ensuite and walk-in closet. A 4-piece main bathroom completes the upper level.

The fully finished basement offers even more living space with a family room, two additional bedrooms, a full bathroom, and ample storage.

From its quiet cul-de-sac location to the private backyard setting, this home combines luxury, comfort, and practicality â€" the perfect place to put down roots.







Built in 2026

## **Essential Information**

MLS® # A2267751 Price \$1,039,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,371
Acres 0.27
Year Built 2026

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1307 59a Avenueclose

Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3V3

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features See Remarks

Appliances Garage Control(s)

Heating Forced Air, Natural Gas

Full

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

#### **Exterior**

Basement

Exterior Features None

Lot Description Backs on to Park/Green Space, Cul-De-Sac

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation ICF Block

#### **Additional Information**

Date Listed October 29th, 2025

Days on Market 3

Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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