

\$569,900 - 2026 63 Avenuecourt, Lloydminster

MLS® #A2270379

\$569,900

4 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.25 Acres

Lakeside, Lloydminster, Alberta

Welcome to your forever home in one of Lloydminster's most desirable neighbourhoods! Nestled in a quiet close and backing onto a peaceful walking path just steps from Bud Miller Park, this beautiful bungalow is the perfect blend of comfort, space, and family living.

Sitting on a massive 10,786 sq. ft. pie-shaped lot, this property offers plenty of room for kids to play, summer barbecues, and evening fires under the stars. You'll also love the RV parking with oversized gated access—ideal for storing your trailer, boat, or any of your family's adventure gear safe & out of sight.

Step inside to a warm and welcoming open floor plan, featuring rich walnut flooring that ties the main living spaces together. The spacious kitchen includes new stone counter tops, a large island that's perfect for family breakfasts or baking nights, new appliances and the three-way stone gas fireplace adds a cozy touch that connects the kitchen, dining, and living room beautifully.

There are three bedrooms on the main floor, each offering comfort and style. The primary suite is a true retreat, complete with a full ensuite featuring a jetted tub, in-floor heat and a walk-in closet—a quiet space to unwind after a busy day.

Downstairs, the walkout basement is bright and welcoming with large windows and newer carpet. It's the perfect spot for family movie nights or entertaining friends, complete



with a bar area and rough-ins for built-in speakers to create your own home theatre. Step outside to enjoy the stone patio and spacious backyard, perfect for playtime or relaxing weekends.

Youâ€™ll also find a fourth bedroom with a walk-in closet, a full bathroom, and a finished laundry and utility room for added convenience.

This home also features a double attached garage, central air conditioning, central vacuum, and all appliances includedâ€”everything your family needs for easy living.

With its thoughtful layout, unbeatable location, and welcoming atmosphere, this home truly has it allâ€”a place where memories are made and families thrive.

Built in 2005

Essential Information

MLS® #	A2270379
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.25
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2026 63 Avenuecourt
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster

Province	Alberta
Postal Code	T9V 3K2

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	November 12th, 2025
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.