

# \$759,900 - 30, 2715 73 Avenue, Lloydminster

MLS® #A2243083

**\$759,900**

5 Bedroom, 3.00 Bathroom, 1,282 sqft  
Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

Exceptional exterior street appeal on this custom plan- we know that you will love pulling up to the front of this home every day after you buy it! This custom plan is perfect for any combination of homeowner-empty nester, older kids or new family. This home is fully finished with all the upgrades you are looking for in an executive home.. Located within a gated community, offering the convenience of increased greenspace and common area for you and your families enjoyment- this subdivision provides added security that comes from the gated entrance and offers walking trails and owner amenity not found in other locations. The home boast 9' ceilings on the main floor and the basement, triple attached/heated garage, 2 fireplaces framed within a wall of windows on the main floor and in the basement-nicely appointed for comfort and livability..we know you will love the feature wall these fireplaces are located. Additional upgrades include railing on the main floor and stairway, Heat Recovery Ventilator, upgraded finishing, tile shower in ensuite, hardy board siding, cultured stone accents and so much more!!

Built in 2025

## Essential Information

MLS® #                   A2243083

Price                     \$759,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,282
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	30, 2715 73 Avenue
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L7

### **Amenities**

Amenities	Playground
Parking Spaces	6
Parking	Triple Garage Attached, Concrete Driveway
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, Irregular Lot

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	8
Zoning	DC1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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