

\$1,039,000 - 1307 59a Avenue close, 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 – 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™ll 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 – 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 Avenue
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
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

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	4
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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