

# \$629,900 - 5907 23 Street, Lloydminster

MLS® #A2206443

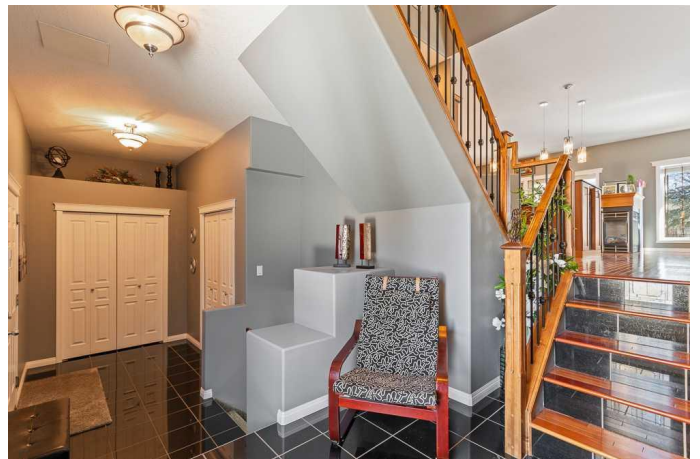
**\$629,900**

4 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential on 0.25 Acres

Lakeside, Lloydminster, Alberta

Tucked away in a quiet cove in Lakeside, this stunning property sits on an expansive 0.25-acre lot—beautifully landscaped with mature trees, underground sprinklers, a massive garden, and plenty of room to roam. Whether you're sipping coffee on the covered deck, tending to your garden, or simply enjoying the peaceful, park-like setting, this home is designed for both relaxation and entertaining. Step inside to a spacious executive-style entryway with an abundance of closet space. Upstairs, the open-concept kitchen and living area feel warm and inviting, with cabinetry extending through the dining space, providing plenty of storage and even room for a specialty drink bar. A large island and generous counter space make meal prep a breeze, while the two-way fireplace subtly defines the living and dining areas. French doors lead out to the covered deck, where you can unwind and enjoy the fully fenced backyard—even on rainy days. Plus, with central air conditioning, you'll stay cool and comfortable all summer long. This level also includes a versatile den/bedroom and a full four-piece bathroom, offering flexibility for guests, a home office, or a playroom. Upstairs, the primary suite is a true retreat, featuring a bright and airy space with a bay window perfect for a cozy sitting area. Renovated to feature a spacious walk-in shower, double vanity, luxurious soaker tub, and an expansive walk-in closet, offering both privacy and comfort. The thoughtful separation between



bedrooms creates a private oasis. The fully finished lower level offers high ceilings, a secondary living area, two additional large bedrooms, and another full four-piece bathroom. There's also a spacious laundry room with extra storage space. For those who need extra space for hobbies, vehicles, or storage, the 35 ft wide heated triple-car garage is a dream, complete with a drive-through door to the backyard. This home offers countless cozy and functional spaces to relax, gather, and create memories. And with its location in a quiet cove away from the main road, you get the perfect balance of privacy and convenience. Don't miss this rare opportunity to own a property that truly feels like home!

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206443          |
| Price          | \$629,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,841             |
| Acres          | 0.25              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5907 23 Street |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |

Postal Code T9V 3J5

### Amenities

Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Pantry, See Remarks, Storage  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Double Sided  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Garden, Landscaped, Lawn, Level, Many Trees, See Remarks, Reverse Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Wood

### Additional Information

Date Listed April 8th, 2025  
Days on Market 11  
Zoning R1

### Listing Details

Listing Office eXp Realty (Lloyd)

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