

# \$699,900 - 6017 13 Street, Lloydminster

MLS® #A2205997

**\$699,900**

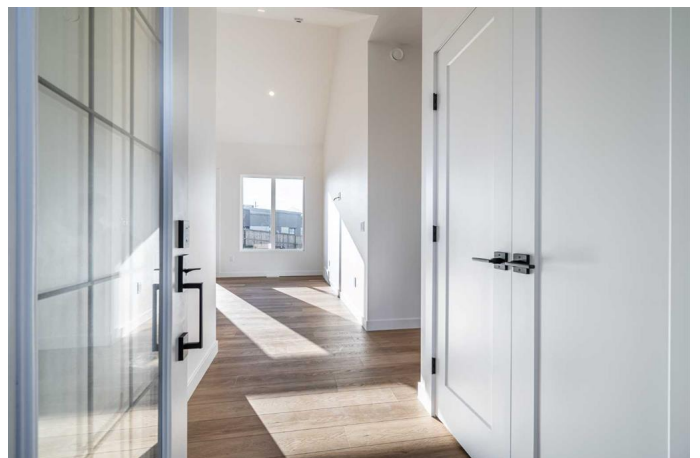
3 Bedroom, 2.00 Bathroom, 1,546 sqft

Residential on 0.17 Acres

Lakeside, Lloydminster, Alberta

1546 square foot raised bungalow styled after the farmhouse look- wide stance home with triple attached garage. This home features main floor laundry, large master suite with tiled shower and dual sinks. Large, vaulted area in the main floor kitchen and dining room. A total of 3 bedrooms on the main floor, large u-shaped kitchen with island. This is a refreshing plan that you will not have seen replicated in the marketplace!! Triple attached garage measures 34' wide and 24' deep-lots of room to store all your toys. The location is second to none in a quiet area of Lakeside of College Park tucked away in a crescent location off the high traffic streets. Features of this home as follows: upgraded vinyl plank flooring 7'x60"; upgraded 12'x24" tile; tile shower in ensuite; glacier white quartz countertop; custom kitchen cabinets - upgraded with dovetail drawer construction; champagne bronze kitchen cabinet hardware with Matte black bathroom hardware; custom bathroom mirrors; molder flat panel interior doors; matte black interior door handles; interior matte black wall sconces; custom lighting throughout; matte black kitchen faucet and bathroom faucets; 5'™ freestanding fluted Apron bathtub in ensuite; Custom matching Matte Black bathroom Hardware; Custom windows with black exterior white exterior; cultured stone and more.

Built in 2024



**Essential Information**

MLS® #	A2205997
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,546
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6017 13 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3V5

**Amenities**

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

**Interior**

Interior Features	Kitchen Island, Quartz Counters
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	149
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.