

# \$782,900 - 6006 13 Street, Lloydminster

MLS® #A2127132

**\$782,900**

3 Bedroom, 3.00 Bathroom, 2,142 sqft

Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Welcome home to this well thought out Lakeside 2 story home. The open concept design on the main floor, with a living room featuring a fireplace, creates a cozy and inviting atmosphere. The walk-through pantry in the kitchen adds convenience and functionality, while the separate dining area provides a designated space for meals and gatherings. A powder room on the main floor is convenient for guests, and the mudroom off the garage entrance helps keep the main living area clean and organized. Upstairs, the bonus room offers additional living space, which can be utilized as a family room, office, or entertainment area. The layout of the bedrooms upstairs provides privacy and comfort for everyone, with the primary bedroom featuring a walk-in closet and access to the upstairs laundry room for added convenience. The ensuite with a soaker tub and stand-up shower offers a luxurious retreat within the primary bedroom. And finally for dad, a large triple attached garage provides all the extra space he needs!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2127132  |
| Price     | \$782,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,142       |
| Acres          | 0.15        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6006 13 Street |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3T5        |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 6                                                             |
| Parking        | Concrete Driveway, Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                                             |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks, Sump Pump(s)                        |
| Appliances        | Garage Control(s)                                |
| Heating           | Electric, Floor Furnace, Forced Air, Natural Gas |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Electric                                         |
| Has Basement      | Yes                                              |
| Basement          | Full, Unfinished                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Cleared, See Remarks            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Foundation                      Wood

**Additional Information**

Date Listed                      April 29th, 2024  
Days on Market                356  
Zoning                              R1

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

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