

# \$699,500 - 6113 13 Streetclose, Lloydminster

MLS® #A2203255

**\$699,500**

5 Bedroom, 3.00 Bathroom, 1,426 sqft  
Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

Step into a home where comfort meets style in this beautifully designed modified bi-level in the Lakeside neighborhood. Just steps from scenic walking and bike paths, top-tier amenities, and Bud Miller Park, this home offers the perfect balance of convenience and nature.

As you enter, you're greeted by a bright and airy foyer, leading up to an open-concept main level with rich hardwood flooring throughout. The heart of the home—the kitchen—boasts sleek quartz countertops, a 36" gas range, and high-end appliances, making it a dream for home chefs. The adjacent dining area flows seamlessly onto a covered rear deck through 8 patio doors, perfect for morning coffees or summer barbecues. Cozy up by the electric fireplace where big windows flood the space with natural light. Central air conditioning ensures year-round comfort.

Two spacious carpeted bedrooms and a stylish 4-piece bathroom with elegant tile complete the main floor. But the real retreat awaits upstairs, where the expansive primary suite offers the perfect escape. With a walk-in closet and a luxurious ensuite featuring dual sinks and a stunning tiled shower, this space is truly a sanctuary.

Downstairs, the fully finished lower level offers endless possibilities. A spacious family room is ready for movie nights or game days, while two additional bedrooms provide space for guests or a growing family. A 3-piece bathroom and a well-designed laundry area



add convenience to this already functional space.

Completing this incredible home is a double attached garage, providing ample parking and storage.

From its thoughtful layout to its unbeatable location, this home offers a lifestyle of comfort, elegance, and adventure. Whether you're enjoying a peaceful evening by the fireplace, entertaining on the deck, or exploring the nearby parks and trails, this is more than a house—it's home.

**\*\*Price of home does not include GST\*\***

Built in 2025

### **Essential Information**

MLS® #	A2203255
Price	\$699,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	6113 13 Streetclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	36
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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