

# \$659,900 - 6004 13 Street, Lloydminster

MLS® #A2157724

**\$659,900**

5 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

This 1314 sq.ft raised bungalow built by Sutherland Custom Homes should definitely be on your list if your looking for new home construction! The convenience of having everything on one floor is what makes bungalows such a desirable and sought-after layout! This home, with it's open concept main living area, vinyl plank throughout the main living area, quartz countertops, walk-thru pantry, all kitchen appliances included, tray ceiling in the living room with electric fireplace and the added convenience of main floor laundry check off all the boxes. Two bedrooms, and a main bath complete the upper level. The basement has three bedrooms, media room, additional bathroom and family room. Other features include fully insulated triple attached garage, ICF block basement, rear deck included, low maintenance exterior with stone accents, and the peace of mind having a brand new home!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2157724  |
| Price          | \$659,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,314     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6004 13 Street |
| Subdivision | Lakeside       |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3V5        |

### Amenities

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

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Sump Pump(s), Tray Ceiling(s)                                                               |
| Appliances        | Dishwasher, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s) |
| Heating           | Floor Furnace, Fireplace(s), Geothermal, Natural Gas, See Remarks                                        |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room, See Remarks                                                                            |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2024 |
| Days on Market | 260               |
| Zoning         | R1                |

**Listing Details**

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

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