

# \$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	Fireplace(s), Floor Furnace, 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	310
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.