\$694,900 - 6003 13 Street, Lloydminster

MLS® #A2225166

\$694,900

4 Bedroom, 3.00 Bathroom, 1,506 sqft Residential on 0.27 Acres

Lakeside, Lloydminster, Alberta

This home is ready for immediate occupancy. If you're seeking a stunning, upgraded, fully finished home in a sought after neighborhood, this could be yours. This unique and well planned modified bi-level is not your cookie cutter home and features the master bedroom on the main floor with an stunning attached ensuite with double vanity an LED anti-fog mirror, beautiful oversized custom shower, linen closet and a generous walk-in closet. You'll appreciate the well planned 2 piece bathroom on the main level as well. The second level, above the garage, is home to 2 large bedrooms, one with a walk-in closet. This area is perfect for kids/teens and they'll have the convenience of their own full bathroom. The upgraded kitchen is a cook's dream with modern cabinetry, custom designed corner pantry with electrical and countertop for those extra appliances, quartz countertops, tile backsplash, custom range hood and large island. The vinyl plank throughout the main level offers easy care. Enjoy the open floor plan, vaulted ceilings and the warmth of the sunlight from all the large southwest windows. The fully finished bright 9 basement offers the perfect space for any family to enjoy movie/game nights in the massive family room. The fully finished laundry room is separate from the furnace/utility room and offers plenty of storage in each area. A 4 piece bathroom and bedroom finishes off the basement. There's beautiful and ample lighting throughout the







home including stair lighting. The triple attached garage is heated offering all the parking and storage space you need. The southwest facing rear yard will offer beautiful natural lighting into the home and note the large partially fenced lot of almost 12,000 sq. ft, with no back neighbors to enjoy back yard entertaining and family gatherings.

Built in 2024

Essential Information

MLS® # A2225166 Price \$694,900

Bedrooms 4

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,506

Acres 0.27 Year Built 2024

Type Residential

Sub-Type Detached

Style Modified Bi-Level

Status Active

Community Information

Address 6003 13 Street

Subdivision Lakeside

City Lloydminster

County Lloydminster

Province Alberta
Postal Code T9V 3V5

Amenities

Parking Spaces 6

Parking Concrete Driveway, Garage Door Opener, Heated Garage, Insulated,

Triple Garage Attached

of Garages 3

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz

Counters, See Remarks, Sump Pump(s), Walk-In Closet(s)

Appliances Garage Control(s), None, Range Hood

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Irregular Lot, No Neighbours Behind, Pie Shaped Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Wood

Additional Information

Date Listed May 27th, 2025

Days on Market 158
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.