

# \$649,900 - 6004 13 Street, Lloydminster

MLS® #A2157724

## \$649,900

5 Bedroom, 3.00 Bathroom, 1,314 sqft  
Residential on 0.14 Acres

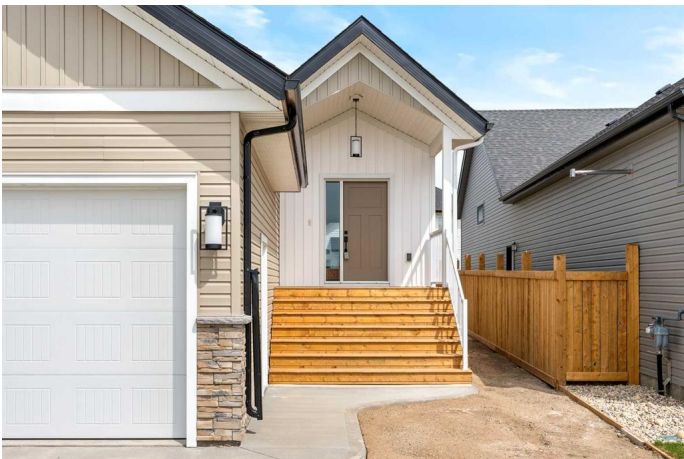
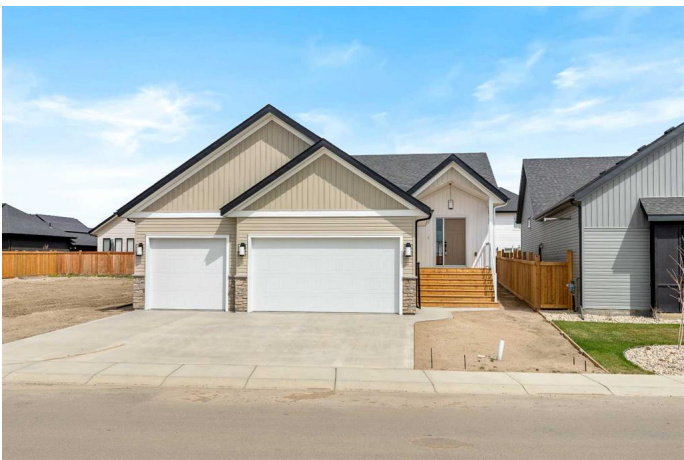
Lakeside, Lloydminster, Alberta

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 itâ€™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, covered rear deck included, low maintenance exterior with stone accents, and the peace of mind having a brand new home!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2157724  |
| Price          | \$649,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,314     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 2024        |
| 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        | Gas Water Heater, Refrigerator, See Remarks, Stove(s), Dishwasher, Garage Control(s), Microwave Hood Fan |
| Heating           | Fireplace(s), Natural Gas, Floor Furnace, Geothermal, 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 | 338               |
| Zoning         | R1                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.