

\$694,900 - 6003 13 Street, Lloydminster

MLS® #A2225166

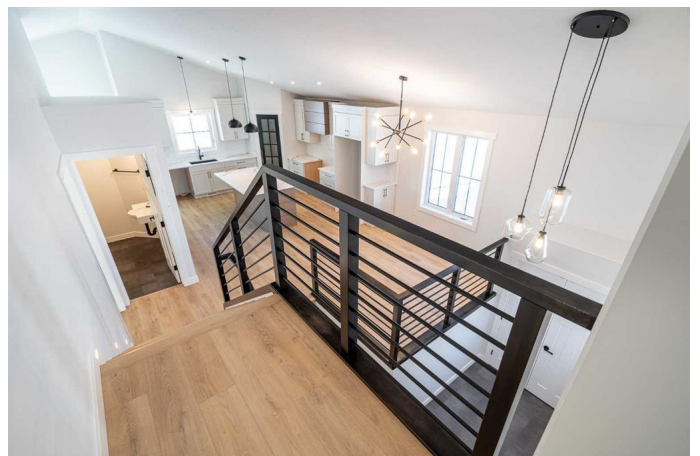
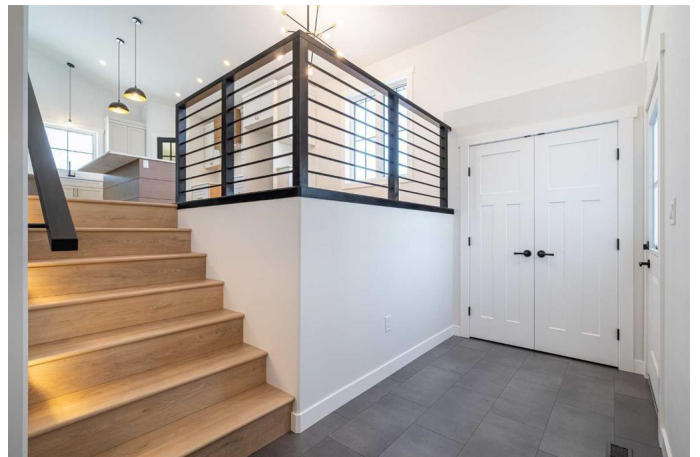
\$694,900

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	27
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.