

# \$782,900 - 6006 13 Street, Lloydminster

MLS® #A2127132

## \$782,900

3 Bedroom, 3.00 Bathroom, 2,142 sqft

Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Welcome home to this well thought out Lakeside 2 story home. The open concept design on the main floor, with a living room featuring a fireplace, creates a cozy and inviting atmosphere. The walk-through pantry in the kitchen adds convenience and functionality, while the separate dining area provides a designated space for meals and gatherings. A powder room on the main floor is convenient for guests, and the mudroom off the garage entrance helps keep the main living area clean and organized. Upstairs, the bonus room offers additional living space, which can be utilized as a family room, office, or entertainment area. The layout of the bedrooms upstairs provides privacy and comfort for everyone, with the primary bedroom featuring a walk-in closet and access to the upstairs laundry room for added convenience. The ensuite with a soaker tub and stand-up shower offers a luxurious retreat within the primary bedroom. And finally for dad, a large triple attached garage provides all the extra space he needs!

Built in 2024

## Essential Information

MLS® #	A2127132
Price	\$782,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6006 13 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T5

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks, Sump Pump(s)
Appliances	Garage Control(s)
Heating	Electric, Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Cleared, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                April 29th, 2024  
Days on Market            357  
Zoning                      R1

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„ø MLSÂ® System. Pillar 9â„ø is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„ø. 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.