

# \$699,900 - 6003 17 Street, Lloydminster

MLS® #A2196818

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,709 sqft  
Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

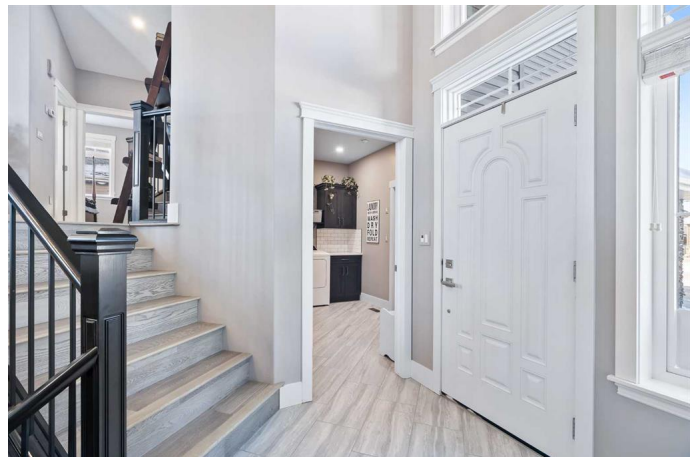
Welcome to this 1,709 sq. ft. modified bi-level, built in 2018, offering high-end finishes and thoughtful design in the popular and family-friendly Lakeview area of Lloydminster. Backing onto a beautiful green space, this home provides the perfect setting for families to gather—whether it's a casual game of catch, skating on the neighborhood rink in the winter, or simply connecting with friendly neighbors.

Step inside, and you'll immediately notice the vaulted ceilings and warm, inviting color palette that create an airy, open feel.

Engineered hardwood flooring leads you into the main living area, where the kitchen shines with upgraded cabinets, quartz countertops, floating shelves, and an eat-up peninsula—ideal for morning coffee or casual meals. The custom cabinetry includes lighted glass cupboards, coffee or wine bar and wine fridge. The dining area offers a bright view of the backyard, while the living room, centered around an electric fireplace, is a cozy spot to relax or entertain.

The main floor also features two spacious bedrooms, a 4-piece bathroom with heated ceramic tile floors, a mudroom with built-in storage, main-floor laundry, and a central vacuum system for added convenience.

Upstairs, the private primary suite is a retreat of its own. A loft area offers the perfect home office or reading nook before leading into the spacious bedroom, complete with a walk-in closet. The luxurious ensuite is designed for



relaxation, featuring dual custom vanities, an oversized freestanding Roman tub, a custom-tiled shower, and in-floor heated tiles. The ICF basement offers even more space, currently set up with a theatre room, a rec room, one bedroom, and a 3-piece bathroom—also with heated tile floors. The theatre room can easily be converted into a fifth bedroom, thanks to its built-in closet. With ample storage space, this home is designed for both function and style.

The triple-car garage is drywalled and equipped with hot and cold taps, while the oversized driveway allows for extra guest parking.

Outside, the landscaped yard is both practical and inviting, with a deck, patio, and a row of aspen trees providing natural privacy. The 10x12 matching shed offers extra storage, and the underground sprinklers keep both the front and backyard looking pristine.

This home truly has it all—style, space, and a welcoming community atmosphere.

Built in 2017

### **Essential Information**

MLS® #	A2196818
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,709
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	6003 17 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S2

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	57
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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