# \$659,900 - 6004 13 Street, Lloydminster

MLS® #A2157724

## \$659,900

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 it'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, rear deck included, low maintenance exterior with stone accents, and the peace of mind having a brand new home!

Built in 2023

### **Essential Information**

MLS®# A2157724 Price

\$659,900

Bedrooms 5

**Bathrooms** 3.00

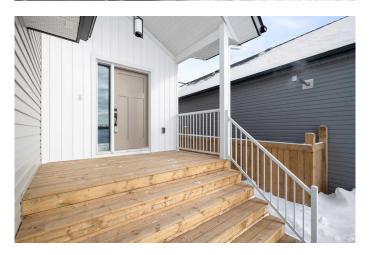
Full Baths 3

Square Footage 1,314

Acres 0.14







Year Built 2023

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 Dishwasher, Garage Control(s), Gas Water Heater, Microwave Hood

Fan, Refrigerator, See Remarks, Stove(s)

Heating Floor Furnace, Fireplace(s), Geothermal, Natural Gas, 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 246 Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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