

# \$499,999 - 6008 21 Street, Lloydminster

MLS® #A2194890

**\$499,999**

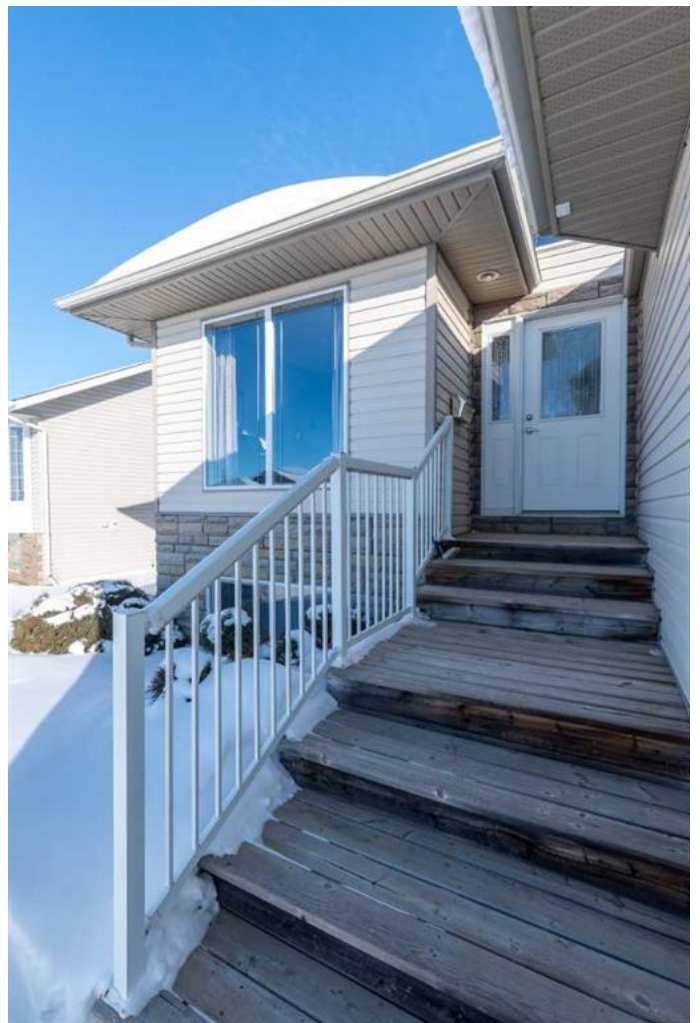
3 Bedroom, 3.00 Bathroom, 1,640 sqft  
Residential on 0.16 Acres

West Lloydminster, Lloydminster, Alberta

**NEW PRICE!** Now even a better value! Rare find! A bungalow measuring over 1,600 square feet! This custom built Alberta home measures 1,640 S.F. and is in immaculate condition!

Located on a quieter street in Lakeside, this home has a lot going for it. You'll appreciate the heated, oversize double garage measuring 24' x 28' with 2 man doors, hot and cold water, excellent lighting and even 2 windows.

There's an adjoining mudroom, and the low maintenance Arizona manicured yard with big tiered deck is another plus! Entering the home you're greeted by a large entrance way and office/den which is currently a music room and features floor to ceiling windows and French doors. It could also double as another bedroom. The kitchen has plenty of counter space, a corner pantry, and nice sized island perfect for visiting. The excellent layout of the home continues with the dining room and living room strategically located so you can gaze out the large floor to ceiling windows into your private back yard. The living room has a 3 sided fireplace and custom drapery. The primary bedroom has dual closets and sinks, large jetted tub and shower. Going downstairs you'll notice the extra wide curved stairway. Downstairs is very functional with 2 more bedrooms, a 4 piece bath and huge family room and games area. It's a great set up for playing and entertaining! And there's even a gas fireplace. All this and the convenience of main floor laundry, underground sprinklers, garden shed, 10 foot ceiling in the basement,



RV Parking, Gas BBQ line and lots more! Plus  
it's priced just right...check out the 3D tour!

Built in 2005

### Essential Information

MLS® #	A2194890
Price	\$499,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6008 21 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3J6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Garburator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	February 21st, 2025
Days on Market	42
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 DRIVE
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