



6017 13 Street  
Lloydminster, Alberta

MLS # A2288356



**\$749,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

YOU WILL LOVE THIS BRAND-NEW HOME &ndash; Never lived in, this home has style, size and upgrades you have been looking for&hellip; With 1546 square feet above grade, this raised farmhouse style bungalow is impressive and will call your name the moment you walk through the front door. This home features main floor laundry, large primary bedroom with huge ensuite that features a tile shower and dual sinks. The main floor living area features vaulted ceilings with large open spaces allowing you to define the floor space with your furniture&hellip; the large abundant window glazing floods the main floor of this home with natural light &ndash; always bright and cheery. The kitchen is immaculate in design- totally custom and beautiful!! You will love this kitchen! Triple attached garage measures 34&rsquo; wide and 24&rsquo; deep. This location is off the beaten path... You will love the reduced traffic which comes from living on a non-busy street!! (Note: additional extra deep driveway will be poured perpendicular to the existing driveway next to walk through door of garage on the east side of home)