



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6308 20A Street Close
Lloydminster, Alberta

MLS # A2288852



\$1,650,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	4,007 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tree		

Heating:	Boiler, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Stone, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	All TV's stay except the TV in Great Room		

Tucked quietly into a cul-de-sac beside Bud Miller Park, 6308 20A Street Close offers a rare blend of privacy, craftsmanship, and refined living in one of Lloydminster's most sought-after settings. Thoughtfully positioned on the lot to maximize seclusion, this custom residence is framed by manicured landscaping, an exposed aggregate pad, and a striking back deck with steel railings and glass panels. Hardy board siding, cultured stone accents, and triple-pane windows speak to a home built with intention and enduring quality. Inside, soaring 10-foot ceilings and a dramatic solid oak open two-storey stairwell set the tone. The great room is anchored by a floor-to-ceiling tiled gas fireplace, creating warmth and architectural presence. Heated tile floors, in-floor heating throughout the main level, loft, basement, and garage, along with dual central air conditioning, ensure comfort in every season. Solid-core doors with glass hardware, custom blinds, recessed lighting, and a statement burnished brass chandelier elevate each space with quiet sophistication. The kitchen balances everyday function with elevated entertaining. Quartz countertops, custom cabinetry, Jenn-Air stainless steel appliances—including an induction cooktop and double wall ovens—and a fully appointed butler's pantry create a space designed to gather. The primary suite is a private retreat featuring a personal sauna, expansive 13-foot dual-entry tiled shower, deep soaker tub, generous dual vanity, and an oversized walk-in closet with custom shelving. The north bedroom wing offers three additional spacious bedrooms with large closets and a beautifully finished four-piece bath. Downstairs, custom cabinetry, a quartz-appointed wet bar with Silgranit sink, wine rack, and mini-fridge, a dedicated gym space, and the potential for two additional

bedrooms provide flexibility for a growing family. A concrete cold room offers ideal storage for wine and valuables. With a hydronic furnace system, on-demand boiler, reverse osmosis, water softener, and a meticulously organized utility space, every detail has been considered. The triple attached garage features in-floor heat, stone coat flooring, hot and cold taps, and backyard access. Quietly set beside nature and finished with intention, this is a residence that feels composed, elevated, and effortlessly livable — a rare offering in our market, designed for a full and beautiful life.