



5519 13 Street
Lloydminster, Alberta

MLS # A2292720



\$583,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,357 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

This home checks all the boxes on the new home you have been waiting for in the marketplace- both in the size and the price and how it will fit your family and your budget. There are not a lot of new bungalow style homes for sale in the market with a triple car garage in this price range and in this size and location. Extremely quiet location tucked inside a quiet crescent- large pie shaped lot with plenty of future back yard space for your kids to enjoy... No direct back yard neighbors is a huge advantage for this property. The home features open concept with vaulted ceilings, three bedrooms upstairs, a nice sized master bedroom and 2 bathrooms on the main floor. Features in this home include: ICF foundation, upgraded triple glazed low E argon windows, black fiberglass front door, T16 insulated overhead doors, Quartz counter tops in custom kitchen, upgraded black faucets and black granite kitchen sink, upgraded vinyl plank flooring, Heat Recovery ventilator in utility room, R62 blown insulation in house attic, garage floor sump, and 4 stainless steel appliances in the kitchen. Make this home your own by personalizing the finishing by getting involved early in the construction.