



**GRASSROOTS**  
REALTY GROUP

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6108 17 Street Close  
Lloydminster, Alberta

MLS # A2297493



**\$699,950**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Tucked away in a quiet cul-de-sac, this well-designed modified bi-level offers space, function, and comfort for the whole family. Featuring a triple attached heated garage, this home is perfect for those needing extra room for vehicles, toys, or a workshop. The main level welcomes you with a bright and spacious living area, while the kitchen is neatly positioned at the back of the home, ideal for entertaining without sacrificing flow. A large island anchors the kitchen, providing ample prep and workspace, with the dining area just off to the side and access to a covered deck, perfect for enjoying the outdoors in any season. The primary bedroom is conveniently located on the main floor and features a spacious ensuite. A powder room completes this level. Upstairs, you'll find two additional bedrooms situated above the garage, along with a well-appointed 4-piece bathroom, perfect for kids or guests. The fully finished basement offers even more living space with a large family room, two additional bedrooms, a full bathroom, and a dedicated laundry room. There's also handy storage tucked away under the stairs. This home checks all the boxes, thoughtful layout, ample space, and a desirable location in a family-friendly cul-de-sac.