



GRASSROOTS
REALTY GROUP

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**6210 20 Street Close
Lloydminster, Alberta**

MLS # A2310529



\$1,219,000

Division:	Lakeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,830 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Tri		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Tucked away in a quiet cul-de-sac in Lakeside, this executive two-storey offers the kind of space, privacy, and lifestyle that's hard to come by in Lloydminster. With no back neighbours and direct access to green space leading into Bud Miller Park, this is a home that blends everyday living with the outdoors in a way few properties can. Step inside and you're welcomed by a bright, open main floor finished with hardwood and tile, anchored by a chef-inspired kitchen that truly sets the tone. Quartz countertops, a massive workspace, and a beautifully designed pantry make this the heart of the home. Perfect for hosting, cooking, and staying connected. The family room flows seamlessly off the kitchen, all overlooking your enclosed deck and hot tub. Designed to be enjoyed year round, this four season space is ideal for everything from summer barbecues to cozy winter nights. The backyard has been thoughtfully designed for both relaxation and function. A custom fire pit area with a built in windscreen creates the perfect gathering space, while the large yard offers plenty of room for kids to run and play all backing onto peaceful green space with no rear neighbours. Upstairs, the layout continues to impress. The primary retreat captures stunning views of the green space through oversized windows and features a spacious ensuite with double sinks, a soaker tub, stone shower, and walk-in closet. A second bedroom offers its own four piece ensuite and beautiful southern exposure through a bay window. Two additional bedrooms are connected by a Jack and Jill bathroom, and a conveniently located laundry room completes the upper level. The fully developed basement is built for entertainment and lifestyle, featuring a tiered theatre room with projection screen, a dedicated fitness area, and a fifth bedroom perfect for guests or growing families.

A triple attached garage with a pass adds both convenience and versatility, whether you need extra storage, workspace, or room to keep the vehicles warm during the winter months. Set in one of Lloydminster's most desirable and quiet neighbourhoods, this home offers not just a place to live...but a place to enjoy, entertain, and settle in for years to come.