



6021 20 Street  
Lloydminster, Alberta

MLS # A2315340



**\$699,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Air Exchanger, Gas BBQ Hookup, Heat Recovery unit

You can be in this house for Summer! Located in the newest phase of the sought-after Lakeside subdivision and just a short walk to beautiful Bud Miller Park, this stunning new modified bi-level offers all the modern advantages of new construction—energy-efficient triple pane windows, HRV system, modern colors, premium finishes, and a fresh, worry-free start—without the hidden costs of an older home. Finished on all levels, this home features 3 bedrooms and 2 bathrooms above grade, including a spacious primary suite with a walk-in closet and a stylish ensuite complete with a tiled walk-in shower and large vanity. The main floor highlights a gorgeous kitchen with custom cabinetry, quartz countertops, and a large butler’s pantry—perfect for busy family life. The bright basement with 9’ ceilings includes a huge family room, 2 additional bedrooms, and a 4-piece bath. Enjoy south-facing views from the covered deck while watching the kids play. The triple attached garage (30’ wide, 24’-26’ deep) is heated and includes a sump and the triple concrete driveway provides plenty of parking. Thoughtful design touches like sliding pocket doors provide privacy on the main floor and basement levels separating the bedrooms from the entertainment areas. With durable materials like vinyl plank flooring, tile accents, and 30-year shingles, this home is built for modern families who want style, space, and peace of mind—without the maintenance of an older home.