



**5945 18 Street
Lloydminster, Alberta**

MLS # A2324850



\$519,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully designed 1,211 sq. ft. bi-level located in the desirable Lakeside neighbourhood. Offering an open concept floor plan with 9' ceilings throughout, this home provides a spacious and inviting atmosphere perfect for both everyday living and entertaining. The main living area features durable tile flooring throughout and is anchored by a cozy gas fireplace in the living room. The kitchen flows seamlessly into the dining and living spaces, creating the ideal gathering place for family and friends. The main floor includes a spacious primary bedroom complete with a 3-piece ensuite, an additional bedroom, and a 4-piece main bathroom. Downstairs, the fully finished basement offers even more living space with a large family room, games room, two additional bedrooms, a bathroom, laundry area, and plenty of storage space. Step outside to enjoy the tiered deck, featuring a covered upper level that provides the perfect spot to relax or entertain rain or shine. With four bedrooms, three bathrooms, generous living spaces, and a sought-after Lakeside location, this home is ready for its next owners.