



GRASSROOTS

REALTY GROUP

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**5913 13 Street
Lloydminster, Alberta**

MLS # A2324909



\$1,049,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,574 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Street Lighting		

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

Inclusions: Natural Gas BBQ Hook up

Welcome to this exceptional Lakeside bungalow, where thoughtful design, quality finishes, and functional living come together in a beautifully executed open-concept layout. Vaulted ceilings create an impressive sense of space throughout the main living area, while the living room features a striking fireplace feature wall with a gas fireplace and large windows overlooking your private, beautifully landscaped backyard. The stylish kitchen is designed for both everyday living and entertaining, complete with a spacious pantry and seamless flow into the dining and living areas. Just off the garage entrance, you'll find a practical mudroom and convenient powder room for guests. The primary retreat is truly a standout, featuring vaulted ceilings accented with wood beams, a walk-in closet, and a spacious ensuite. The second main floor bedroom offers its own private ensuite, providing comfort and privacy for family members or guests. The fully finished basement extends your living space with a large family room, two additional bedrooms, a full bathroom, a laundry room with sink, and an oversized storage and utility room. Car enthusiasts, hobbyists, or those needing additional workspace will appreciate the incredible heated four-car garage(1,156 sq ft), complete with direct access to the beautifully landscaped backyard. Outside, enjoy your own private oasis from the covered composite deck, the perfect space for relaxing or entertaining while taking in the surrounding greenery. This exceptional Lakeside bungalow offers an ideal combination of luxury, comfort, and functionality in one of Lloydminster's most desirable neighbourhoods.