



GRASSROOTS
REALTY GROUP

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6026 13 Street
Lloydminster, Alberta

MLS # A2331404



\$539,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,146 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Picture yourself starting each morning in a home where natural light pours through oversized windows, coffee in hand, overlooking the peaceful greenspace just beyond your backyard. Thoughtfully designed with both style and everyday comfort in mind, this immaculate 1,146 sq. ft. bi-level offers the perfect blend of contemporary finishes and warm farmhouse charm. Step inside and discover soaring 9-foot ceilings and an open-concept layout that seamlessly connects the great room, dining area, and stunning kitchen. Whether you're hosting family gatherings or enjoying a quiet evening at home, the spacious island, sleek stainless steel appliances, and timeless modern farmhouse design create a space you'll love spending time in. Retreat to the private primary suite, conveniently located on the main floor. Complete with a beautifully appointed ensuite featuring a walk-in shower and a custom built-in wardrobe within the oversized walk-in closet, it's your own peaceful sanctuary at the end of the day. Outside, your lifestyle continues to shine. Imagine summer evenings on the expansive back deck, children or pets enjoying the oversized, fully landscaped backyard, and direct access to the walking path and greenspace behind the home. The north/south exposure provides beautiful natural light throughout the day while creating the perfect outdoor setting to relax or entertain. The triple attached garage offers exceptional space for vehicles, toys, hobbies, and storage, while completed fencing, decking, and professional landscaping mean there's nothing left to do but move in and enjoy. This is a home where pride of ownership is evident at every turn. Meticulously maintained, surrounded by wonderful neighbours, and nestled in an incredible location backing onto greenspace, it's ready to welcome its next owners. All that's missing is you. Check out the 3D virtual tour!

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