



GRASSROOTS
REALTY GROUP

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6002 13 Street
Lloydminster, Alberta

MLS # A2332360



\$1,079,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,544 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Irregular Lot, Landscaped, Lawn, Street Lighting, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Situated on a desirable corner lot in Lakeside, this custom bungalow delivers thoughtful design, impressive finishes, and functionality throughout. From the moment you step inside, it's clear no detail has been overlooked. The main living area is anchored by a gas fireplace framed in floor-to-ceiling stone, with beautiful arched built-in shelving on either side creating a warm and inviting focal point. A dedicated office at the front of the home provides the perfect space for working from home. The kitchen is designed to be both functional and impressive, featuring a large island with waterfall countertops and a spacious pantry with plenty of room to create your own coffee bar. Down the hall, you'll find a 4-piece bathroom and a generous primary bedroom complete with a luxurious 5-piece ensuite. The large walk-in closet offers excellent storage and conveniently connects directly to the laundry/mudroom. The fully developed basement adds even more living space, featuring a large family room with a second gas fireplace, a dedicated recreation/games room, and two additional bedrooms, each with its own walk-in closet. A 4-piece bathroom with heated tile floors adds another level of comfort. Outside, the backyard is designed for enjoying the warmer months, with a private stone patio ideal for entertaining and a composite deck offering additional outdoor living space. Completing the property is a triple heated garage, providing plenty of room for vehicles, storage, and hobbies. A custom Lakeside home with the space, finishes, and functionality to truly stand out.