



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

6105 24 Street  
Lloydminster, Alberta

MLS # A2332705



**\$599,900**

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | Lakeside                                                            |        |                   |
| Type:     | Residential/House                                                   |        |                   |
| Style:    | Bungalow                                                            |        |                   |
| Size:     | 1,572 sq.ft.                                                        | Age:   | 2004 (22 yrs old) |
| Beds:     | 4                                                                   | Baths: | 3                 |
| Garage:   | Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached |        |                   |
| Lot Size: | 0.18 Acre                                                           |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn  |        |                   |

|             |                                                                                 |            |     |
|-------------|---------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                         | Water:     | -   |
| Floors:     | Carpet, Hardwood, Laminate, Tile                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                 | Condo Fee: | -   |
| Basement:   | Full                                                                            | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                 | Zoning:    | LDR |
| Foundation: | Preserved Wood                                                                  | Utilities: | -   |
| Features:   | Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |            |     |

Inclusions: n/a

Located in a quiet cul-de-sac just steps from Bud Miller Park, this beautifully maintained walk-out bungalow offers over 1,500 sq. ft. on the main floor with a bright, open-concept layout and vaulted ceilings. The spacious kitchen features updated quartz countertops, a pantry, and newer appliances, flowing into the dining area with access to the upper deck and a gas BBQ hookup. The fully developed walk-out basement includes a large family room with a gas fireplace, two additional bedrooms, a den, and direct access to the lower patio. The heated tandem-triple-attached garage provides outstanding space for vehicles, storage, or a workshop. Additional features include central air conditioning, underground sprinklers, a storage shed, main-floor laundry, a spacious primary suite with a large, bright walk-in closet, a 5-piece ensuite, and a beautifully landscaped, fenced yard. An exceptional family home in one of Lloydminster's most desirable neighbourhoods. 3D Virtual Tour Available!