



GRASSROOTS
REALTY GROUP

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6106 13 Street Close
Lloydminster, Alberta

MLS # A2332958



\$885,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,638 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Every detail of this stunning 2022 custom-built bungalow was thoughtfully designed to create a home you'll fall in love with. Perfectly positioned in Lakeside, this 1,638 sq. ft. fully finished bungalow backs onto beautiful green space and a park, offering peaceful views and an incredible setting. From the striking stucco and stone exterior to the heated triple attached garage, ICF foundation, and oversized architectural triple-pane windows, quality is evident from the moment you arrive. Inside, soaring 10-foot ceilings, exposed beams, custom built-ins, a floor-to-ceiling stone fireplace, and an abundance of natural light create a warm, inviting atmosphere. The chef-inspired kitchen is truly the heart of the home, featuring two impressive 7 $\frac{1}{2}$ -foot white oak islands, quartz countertops, premium stainless steel appliances, and designer finishes throughout. It's the perfect space for gathering, entertaining, and making memories with family and friends. The spa-inspired primary suite is a true retreat, while the fully finished basement offers two spacious bedrooms, a versatile flex room, and an incredible family room with an electric fireplace—the perfect place to unwind, watch the game, or enjoy movie nights together. Step outside to your backyard oasis, where the expansive composite deck overlooks the park and green space. Bright, modern, and beautifully finished from every angle, this is more than just a house—it's a place you'll love coming home to.