



GRASSROOTS
REALTY GROUP

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6015 17 Street
Lloydminster, Alberta

MLS # A2336865



\$714,950

Division:	Lakeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this 1,974 sq. ft. two-storey home in Lakeside, offering a functional layout, modern finishes and a location with ****no backyard neighbours****. The main floor features an open-concept design with vinyl plank flooring throughout, creating a seamless flow between the living, dining and kitchen areas. The kitchen offers quartz countertops, a quartz backsplash and a corner pantry, with plenty of space for both everyday living and entertaining. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet and four-piece ensuite. A second four-piece bathroom and convenient laundry room complete the upper level. The fully finished basement adds even more living space with a large family room, additional bedroom, bathroom and dedicated gym area, finished with vinyl plank flooring. Outside, enjoy the added privacy of backing onto green space with no homes directly behind you. With four finished levels of living space, a practical floor plan and a great Lakeside location, this home offers plenty of room to grow and enjoy.