



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6113 20 Street Close
Lloydminster, Alberta

MLS # A2337607



\$735,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-

Features: Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: underground sprinklers and elevator

No grass to cut! No snow to shovel! This exclusive neighborhood has a very low HOA fee but it means your shoveling and lawn mowing days are over! From the moment you arrive, you'll appreciate the attractive curb appeal, oversized driveway, double-car garage, and beautifully landscaped yard. Inside, this home offers a bright, open-concept layout with plenty of natural light and a warm, inviting feel. The spacious kitchen features ample cabinetry, a large island, and plenty of room for entertaining, while the adjoining dining and living areas create an ideal space for everyday family living. The main floor also offers comfortable bedrooms and well-appointed bathrooms, with attractive finishes throughout. The primary bedroom provides a relaxing retreat, while the additional bedrooms offer plenty of space for family, guests, or a home office. The lower level provides even more living space, including a large family/recreation area and plenty of room for future development or storage. Mobility a concern? We have you covered- there is an elevator that will easily move you between levels with ease! Outside, the property really shines. The backyard is spacious, landscaped, and private, with room to enjoy the outdoors, entertain, or simply relax. Located in a peaceful neighbourhood away from the hustle and bustle, yet still conveniently close to Lloydminster's amenities, schools, shopping, and services. A well-maintained home in a great location with excellent curb appeal, a spacious layout, and a fantastic yard — this is one you'll want to see! Check out the 3D virtual tour!