



GRASSROOTS
REALTY GROUP

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6022 20 Street
Lloydminster, Alberta

MLS # A2342905



\$739,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,816 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

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

Inclusions:	N/A
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Welcome to this brand new 1,816 sq. ft. modified bi-level by Blue Spruce Builders, located in Lakeside. Offering a unique and functional floor plan, five bedrooms, three and a half bathrooms, and a triple attached garage, this home provides plenty of space for growing families. The main floor features a spacious open-concept kitchen, dining and living area designed to bring the main living spaces together. A convenient 2-piece powder room is located on this level, along with the primary bedroom, complete with a walk-in closet and 3-piece ensuite. Above the garage, the modified level offers two additional bedrooms and a full bathroom, creating a great separation between the primary bedroom and secondary bedrooms. The fully finished basement adds even more living space with a large family room, two additional bedrooms and another full bathroom, bringing the home to a total of five bedrooms. With 1,816 sq. ft. above grade, a triple attached garage, a fully finished basement and a floor plan that offers something a little different from the typical modified bi-level, this new construction home in Lakeside is a great option for buyers looking for space, function and a brand new home.