



GRASSROOTS
REALTY GROUP

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6308 20A Street Close
Lloydminster, Alberta

MLS # A2344002



\$1,495,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,760 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Chandelier, Pantry, Recessed Lighting, Sauna, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Set on a quiet cul-de-sac beside Bud Miller Park, 6308 20A Street Close offers exceptional privacy, thoughtful design and an impressive level of craftsmanship. The home has been carefully positioned on the lot and is surrounded by manicured landscaping, an exposed aggregate pad and a large back deck finished with steel railings and glass panels. Hardie board siding, cultured stone accents and triple pane windows reflect the quality found throughout the property. Inside, 10 foot ceilings and a solid oak open two storey staircase create an immediate sense of space. The great room is centred around a floor to ceiling tiled gas fireplace, while heated tile floors and in floor heating throughout the main level, loft, basement and garage provide year round comfort. Dual central air conditioning, solid core doors with glass hardware, custom blinds, recessed lighting and a burnished brass chandelier add to the home's refined finish. The kitchen is designed to handle both everyday life and larger gatherings, with quartz countertops, custom cabinetry and Jenn Air stainless steel appliances, including an induction cooktop and double wall ovens. A fully equipped butler's pantry keeps preparation and storage out of sight while adding valuable workspace. The primary suite offers a private place to unwind, complete with a personal sauna, deep soaker tub, generous dual vanity and an impressive 13 foot dual entry tiled shower. The oversized walk in closet includes custom shelving and plenty of organized storage. A separate bedroom wing on the north side of the home includes three additional spacious bedrooms with large closets and a beautifully finished four piece bathroom. The lower level provides even more flexibility, with custom cabinetry, a quartz wet bar, Silgranit sink, wine rack, mini fridge and dedicated gym space. There is also potential for two

additional bedrooms, along with a concrete cold room that provides secure storage for wine and valuables. The triple attached garage is finished with in floor heat, stone coat flooring, hot and cold taps and direct backyard access. A hydronic furnace system, on demand boiler, reverse osmosis, water softener and meticulously organized utility room support the home behind the scenes. Every space has been considered for comfort, privacy and the way people actually live. From quiet mornings near the park to evenings spent gathering around the kitchen or relaxing by the fireplace, this home offers size, quality and a setting that is difficult to duplicate in Lloydminster.