



GRASSROOTS
REALTY GROUP

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6016 20th Street
Lloydminster, Alberta

MLS # A2349645



\$724,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lawn, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	LDR
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this exceptionally maintained 1,221 sq. ft. raised bungalow, offering a thoughtful layout, quality finishes and a like-new feel throughout. Built on an ICF foundation, this home features 10' ceilings and vinyl plank flooring across the open-concept main floor. The kitchen is finished with quartz countertops, a pot filler, statement range hood, tile backsplash and plenty of workspace, flowing naturally into the dining and living areas. A gas fireplace anchors the living room, while large windows bring plenty of natural light into the main living space. Two bedrooms are located on the main floor, including the primary suite with a walk-in closet and private ensuite featuring a tiled shower. A full 4-piece bathroom completes this level. The fully finished lower level continues the spacious feel with 9' ceilings, a large family room, two additional bedrooms, a 4-piece bathroom, dedicated laundry room and plenty of storage. Outside, the property is now fully landscaped and includes a deck and covered outdoor living area with a natural gas BBQ hookup, giving you a backyard that is ready to enjoy. The triple attached garage is fully finished and heated, providing plenty of room for vehicles, storage and workspace. With four bedrooms, three bathrooms, a finished basement, triple heated garage and a move-in-ready yard, this home has been exceptionally well cared for and still shows like new.