

# \$749,900 - 6109 13 Street Close, Lloydminster

MLS® #A2218080

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

Welcome to Lakeside living at its finest, 6109 13 Street close, located in a quiet cut-de-sac near a man made lake, and connected to walking paths. This house is ready for a new family to enjoy it and is turn key ready. This house will allow you to get into a newly built home and have all the landscaping and other items taken care of for you, without the time and hassle. When you walk into his home you are greeted with stunning tile that leads you up the stairs to an open concept living/dining room and kitchen that is ready for you to host family supper. This floor also has 2 bedrooms and 4 piece bathroom. Next is the Primary bedroom upstairs that has room for a king bed and all the furniture you could want. Attached is large walk-in closet and a 5 piece bathroom with tile floor and motion sensing motion lights under the vanity. Also in this house is a fully finished basement made up of 2 more bedrooms another 4 piece bathroom and a family room, for those Saturday movie nights. The House also features hard top counters, tile flooring, air conditioning, tankless hot water system, sprinklers and drip lines to the plants, an attached 3-car garage, low maintenance landscaping. This home is an absolute must see in the market today.

Built in 2022

## Essential Information

MLS® #

A2218080



Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	6109 13 Street Close
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S2

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	May 6th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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