

# \$729,900 - 6109 13 Street Close, Lloydminster

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MLS® #A2218080

**\$729,900**

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          | \$729,900         |
| 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   | Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Wood                        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 65            |
| Zoning         | R1            |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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