6008 17 Street
Lloydminster, Alberta

MLS # A2273969

$469,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-

Features: Closet Organizers, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

This 2018 bungalow offers a smart, comfortable layout that's easy to live in day to day. The front entry is roomy and practical, opening into the main living area with a partial wall that keeps the space connected while adding definition. The kitchen gets great natural light and features granite countertops, a tile backsplash, and a large island — a setup that works well for everyday use and gathering. The back door is located right off the kitchen with access to the rear stairs, patio, and yard. The primary bedroom is a good size and includes a walk-in closet and a 3-piece ensuite with a large shower. The second main-floor bedroom has direct access to the main bathroom creating a convenient and private arrangement for guests or family. Downstairs, the family room is spacious and finished with plush carpet. Both basement bedrooms are comfortably sized and there is also a 4-piece bathroom. Laundry is located in the utility room — tucked away but easy to access. Central air conditioning is included. The yard is fully fenced with lawn front and back, along with a patio off the rear entrance. The heated double attached garage measures 22' x 22', and the property also includes back alley access — a practical feature that's uncommon for homes of this age. Located in Lakeside, a steady and in-demand neighbourhood with limited listings, this one-owner home has been well cared for throughout. If you've been waiting for something in this area, it's well worth a look.