

6008 13 Street  
Lloydminster, Alberta

MLS # A2277062



**\$764,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, Parking Pad, RV Access/Park		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Heat Recovery Unit		

This one of a kind 1472 square foot raised bungalow is the one you have been waiting to come on the market- built in 2023, this home looks and feels like its brand new... best of all it is fully finished inside and outside and ready for the next owners to just move in and enjoy. The location is second to none-located in prestigious Lakeside of College Park, this raised bungalow has it all with exceptional street appeal complimented by a large front living room framed with board and Batten trim, high roof lines, oversized triple attached heated garage, RV parking area, rear overhead garage door to backyard space, stone accents, rear covered deck and fully landscaped (no maintenance). Inside is a masterpiece of thought and creativity with 9' ceilings on the main floor and 9' ceilings in the basement, a 6" tray ceiling in the living room complete with built in sound and pot lighting, off white custom kitchen with cabinets that extend to the ceiling with gleaming quartz counter tops and backsplash accenting this timeless kitchen cabinet color combination. That's not all, add to this main floor laundry/mud room conveniently located off the interior garage entrance, Tile shower and dual sinks in primary bedroom bathroom, triple glazed windows, surround sound, central air conditioning, water softener, high end laminate flooring/custom nosing and tile on the main floor area, fully finished basement with built in bar area, 3+2 bedrooms and 3 bathrooms, custom railing, smart home integration allowing you to literally run this home from your phone- the list goes on and on... you won't want to miss seeing this home!!