

6105 21 Street  
Lloydminster, Alberta

MLS # A2277287



**\$449,000**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	n/a		

Welcome to 6105 21 Street, Lloydminster, Alberta! Nestled in the desirable Lakeside subdivision, this stunning bi-level home offers the perfect blend of comfort, convenience, and charm. Featuring 4 bedrooms and 3 bathrooms, this property is ideal for families or anyone seeking a spacious retreat in a prime location. Situated on a quiet street, this home is just a short walk from Bud Miller Park, providing endless opportunities for outdoor activities and relaxation. The property boasts RV parking and a double attached heated and insulated garage, perfect for all your vehicles and storage needs. Inside, the basement is an entertainers dream, complete with a dry bar, a cozy stone gas fireplace, and a fresh coat of paint. Whether you're hosting guests or enjoying a quiet evening in, this space is sure to impress. Step outside to a beautifully landscaped backyard featuring a two-tiered deck surrounded by mature trees, offering both privacy and a serene setting for outdoor gatherings. This home has it all location, functionality, and charm. Book Your showing today!