

\$699,500 - 6113 13 Streetclose, Lloydminster

MLS® #A2203255

\$699,500

5 Bedroom, 3.00 Bathroom, 1,426 sqft
Residential on 0.14 Acres

Lakeside, Lloydminster, Alberta

Step into a home where comfort meets style in this beautifully designed modified bi-level in the Lakeside neighborhood. Just steps from scenic walking and bike paths, top-tier amenities, and Bud Miller Park, this home offers the perfect balance of convenience and nature.

As you enter, you're greeted by a bright and airy foyer, leading up to an open-concept main level with rich hardwood flooring throughout. The heart of the home—the kitchen—boasts sleek quartz countertops, a 36" gas range, and high-end appliances, making it a dream for home chefs. The adjacent dining area flows seamlessly onto a covered rear deck through 8 patio doors, perfect for morning coffees or summer barbecues. Cozy up by the electric fireplace where big windows flood the space with natural light. Central air conditioning ensures year-round comfort.

Two spacious carpeted bedrooms and a stylish 4-piece bathroom with elegant tile complete the main floor. But the real retreat awaits upstairs, where the expansive primary suite offers the perfect escape. With a walk-in closet and a luxurious ensuite featuring dual sinks and a stunning tiled shower, this space is truly a sanctuary.

Downstairs, the fully finished lower level offers endless possibilities. A spacious family room is ready for movie nights or game days, while two additional bedrooms provide space for guests or a growing family. A 3-piece bathroom and a well-designed laundry area



add convenience to this already functional space.

Completing this incredible home is a double attached garage, providing ample parking and storage.

From its thoughtful layout to its unbeatable location, this home offers a lifestyle of comfort, elegance, and adventure. Whether you're enjoying a peaceful evening by the fireplace, entertaining on the deck, or exploring the nearby parks and trails, this is more than a house—it's home.

****Price of home does not include GST****

Built in 2025

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2203255 |
| Price | \$699,500 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,426 |
| Acres | 0.14 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 6113 13 Streetclose |
| Subdivision | Lakeside |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3S2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Cul-De-Sac, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 36 |
| Zoning | R1 |

Listing Details

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

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