

\$639,900 - 6117 13th Street Close, Lloydminster

MLS® #A2101407

\$639,900

5 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.20 Acres

West Lloydminster City, Lloydminster, Alberta

Stunning Executive Home is waiting for someone like you! This fully developed 1557 sq. ft modified bi-level has SO MUCH to offer. Located in the prestigious "Lakeside" subdivision, this property sits on a large southwest facing cul-de-sac lot. High-end finishes, modern and tasteful design throughout. This brand-new home features a functional open floorplan, highlighted by the gorgeous kitchen with quartz countertops and large island, stunning cabinetry with soft close drawers, tile backsplash and large windows. You will appreciate the custom electric fireplace in the living area. The main floor also includes two generous bedrooms and 4-piece bathroom. The upper level boasts a huge primary bedroom with an impressive walk-in closet and relaxing ensuite with a freestanding tub, double sinks & separate custom shower. The basement features big bright windows, two excellent bedrooms, full bathroom, and laundry. This property packs a lot of value with some of the many features: a triple heated garage with sump, finished deck, a/c roughed in, upgraded lighting throughout, partial fenced, quartz countertops throughout, 50 years architectural shingles, 125-amp electrical panel, surround sound speakers, & triple pane windows. This home also comes with 10-year progressive new home warranty! One of the seller's is a licensed Realtor in the provinces of AB & SK.



Built in 2023

Essential Information

MLS® #	A2101407
Price	\$639,900
Sold Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,557
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	6117 13th Street Close
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S2

Amenities

Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Shingle Siding, Stone, Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 12th, 2024
Date Sold	April 15th, 2024
Days on Market	94
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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