



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6109 13 Street Close  
Lloydminster, Alberta**

**MLS # A2218080**



**\$729,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		

<b>Inclusions:</b>	NA
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Welcome to Lakeside living at its finest, 6109 13 Street close, located in a quiet cut-de-sac near a man made lake, and connected to walking paths. This house is ready for a new family to enjoy it and is turn key ready. This house will allow you to get into a newly built home and have all the landscaping and other items taken care of for you, without the time and hassle. When you walk into his home you are greeted with stunning tile that leads you up the stairs to an open concept living/dining room and kitchen that is ready for you to host family supper. This floor also has 2 bedrooms and 4 piece bathroom. Next is the Primary bedroom upstairs that has room for a king bed and all the furniture you could want. Attached is large walk-in closet and a 5 piece bathroom with tile floor and motion sensing motion lights under the vanity. Also in this house is a fully finished basement made up of 2 more bedrooms another 4 piece bathroom and a family room, for those Saturday movie nights. The House also features hard top counters, tile flooring, air conditioning, tankless hot water system, sprinklers and drip lines to the plants, an attached 3-car garage, low maintenance landscaping. This home is an absolute must see in the market today.