



GRASSROOTS
REALTY GROUP

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**6205 17 StreetClose
Lloydminster, Alberta**

MLS # A2223243



\$899,900

Division:	Lakeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,770 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Wood

Features: Kitchen Island, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Wet Bar, Sauna, Natural Gas BBQ, Alarm System Owned

PLANS ARE AVAILABLE TO ADD 2 MORE BASEMENT BEDROOMS! Welcome to Lakeside, where luxury living meets tranquil lakeside views. This executive 2-story home boasts a walk-out basement with beautiful southern views of the lake. As you step inside, you'll be greeted by 10' ceilings on the main floor, creating an airy and spacious atmosphere. The stunning butler's pantry is perfect for entertaining guests, while the den offers a quiet space to work from home. The floor-to-ceiling stone gas fireplace is the centerpiece of the living room, providing a cozy ambiance during colder months. Moving upstairs, the second floor features a beautiful laundry room with gorgeous cabinetry and a large primary bedroom with a stunning 5-piece ensuite. Two additional bedrooms including a 390 square foot bonus room serving as a massive bedroom offer ample space for family or guests. The walk-out basement has 9' ceilings and boasts a wet bar, perfect for hosting parties or game nights. The floor-to-ceiling gas fireplace adds warmth and ambiance to the space, while the bathroom and wet bar provide convenience and functionality. Outside, the gorgeous tiered landscaping, stamped concrete patio, and walkways provide the perfect setting for outdoor entertainment or a relaxing evening by the lake. During the winter months, take advantage of walking out your back door and go for a skate! Don't miss your chance to experience luxury lakeside living in this stunning home.