



**GRASSROOTS**  
REALTY GROUP

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6024 20 Street  
Lloydminster, Alberta

MLS # A2223728



**\$739,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Natural Gas BBQ Hookup & Watt Lighting on the exterior

Stunning Modified Bi-Level in Desirable Lakeside Subdivision. Welcome to this beautifully upgraded 1,531 sqft modified bi-level offering comfort, style, and functionality in the sought-after Lakeside neighbourhood. Thoughtfully designed with high-end finishes, this home features quartz countertops throughout, triple pane windows, and a spacious triple heated garage. Enjoy the outdoors year-round with a covered and finished deck, while the exterior is enhanced with watt lighting for striking nighttime curb appeal and added security. The open-concept main floor boasts durable vinyl plank flooring extending through the main living areas, stairs, and upper level. The fully finished basement is cozy and inviting, with soft carpet and one of two electric fireplaces, perfect for relaxing evenings. The primary bedroom is a luxurious retreat, featuring a 5-piece ensuite with a soaker tub, custom tiled shower, and a stylish half-wall with glass to enhance the open spa-like design. Built-in speakers, upgraded cabinetry, and tile flooring in all bathrooms add to the home's premium feel. This home will be move-in ready and is perfect for those seeking quality craftsmanship and modern comfort. Don't miss your chance to live in one of the area's best neighbourhoods! One of the seller's is a licensed Realtor in the provinces of AB & SK.