



**GRASSROOTS**  
REALTY GROUP

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6004 21 Street  
Lloydminster, Alberta

MLS # A2229214



**\$509,000**

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,608 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: NA

Tucked away in the sought-after Lakeside neighbourhood, this beautifully designed modified bi-level offers over 1,600 square feet of style, space, and functionality. From the moment you walk in, you'll be greeted by soaring vaulted ceilings, rich hardwood floors, and a layout that flows effortlessly for everyday living and entertaining. The heart of the home is the striking kitchen—complete with an oversized island, upgraded counters, custom cabinetry, and a corner pantry that keeps everything within reach. The open-concept dining and living areas make gatherings a breeze, with a cozy gas fireplace for chilly evenings and a covered deck for summer BBQs—already set with a natural gas line. Retreat upstairs to your own private sanctuary: a generous primary suite featuring a large walk-in closet and a spa-inspired 6-piece ensuite, including dual sinks and a jetted tub for total relaxation. The fully finished basement delivers even more space, offering a bright family room, two additional bedrooms, and convenient laundry tucked in the utility room. Outside, you'll find a double attached heated garage with extra depth, RV parking, and a welcoming curb appeal that ties it all together. Whether you're hosting friends or enjoying quiet moments, this home blends comfort, practicality, and location—just minutes from parks, walking trails, and all the amenities of Lloydminster.