



**6004 13 Street
Lloydminster, Alberta**

MLS # A2249830

\$649,950



Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,314 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Insulated, See Remarks, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Floor Furnace, Geothermal, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks, Sump Pump(s), Tray Ceiling(s)		
Inclusions:	N/A		

This 1314 sq.ft raised bungalow built by Sutherland Custom Homes should definitely be on your list if your looking for new home construction! The convenience of having everything on one floor is what makes bungalows such a desirable and sought-after layout! This home, with its open concept main living area, vinyl plank throughout the main living area, quartz countertops, walk-thru pantry, all kitchen appliances included, tray ceiling in the living room with electric fireplace and the added convenience of main floor laundry check off all the boxes. Two bedrooms, and a main bath complete the upper level. The basement has three bedrooms, media room, additional bathroom and family room. Other features include fully insulated triple attached garage, ICF block basement, covered rear deck included, low maintenance exterior with stone accents, and the peace of mind having a brand new home!