



GRASSROOTS
REALTY GROUP

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**6308 20A StreetClose
Lloydminster, Alberta**

MLS # A2251154



\$1,750,000

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	4,007 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tree		

Heating:	Boiler, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Stone, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All TV's stay except the TV in Great Room

On a quiet cul-de-sac, tucked away from the rush of daily life, sits a home that feels less like a house and more like a sanctuary. From the moment you arrive, privacy surrounds you. The glass-paneled deck catches the evening light, while manicured gardens and stone accents whisper that every detail here was chosen with care. You step out of the car and feel it immediately—this is where life slows down, where comfort and elegance meet. Inside, the air is cool and welcoming, warmed from beneath your feet by in-floor heating. The ceilings rise overhead, and sunlight streams through triple-pane windows, painting the walls with golden light. You pause in the great room, drawn to the striking tiled fireplace—imagining winter evenings spent with a glass of wine, music playing softly, the outside world shut away. The kitchen calls to you next, not just as a space to cook, but as a place to gather. Quartz counters shimmer under the light, double wall ovens promise culinary adventures, and the butler's pantry keeps everything perfectly in place. You can see yourselves here—laughing with friends over a meal, or quietly enjoying Sunday coffee together as the house rests in peaceful silence. Later, you retreat to the primary suite. A spa-like escape awaits: a sauna to melt away the day, a deep soaker tub that feels indulgent just to look at, and a custom dual-entry shower stretching 13 feet long. The walk-in closet stands ready for your finest clothes, a reminder that this space was designed for those who value both beauty and practicality. Downstairs, the home reveals more treasures: a wine room for your collection, a wet bar ready for celebrations, and a gym that keeps wellness woven into daily life. The garage, with its heated floors and stone-coat finish, isn't just for cars—it's an extension of the lifestyle, a space that works as hard as

it shines. Every system, every finish, every space has been crafted not just for today, but for a life lived fully. Here, mornings begin with sunlight and quiet, afternoons flow with ease, and evenings invite connection and rest. This is more than a home. It's the setting for the story you've always imagined—the story of living well, of privacy, of elegance, of joy. Quick possession can be accommodated!