



GRASSROOTS
REALTY GROUP

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6019 20 Street
Lloydminster, Alberta

MLS # A2266442



\$699,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,530 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Irregular Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: Air Exchanger, Natural Gas BBQ Hookup

You can be in this house for Christmas! Located in the newest phase of the sought-after Lakeside subdivision and just a short walk to beautiful Bud Miller Park, this stunning new modified bi-level offers all the modern advantages of new construction—energy-efficient triple pane windows, premium finishes, and a fresh, worry-free start—without the hidden costs of an older home. Finished on all levels, this home features 3 bedrooms and 2 bathrooms above grade, including a spacious primary suite with a walk-in closet and a stylish ensuite complete with a tiled walk-in shower and large vanity. The main floor highlights a gorgeous kitchen with custom cabinetry, quartz countertops, and a large butler’s pantry—perfect for busy family life. The bright basement with 9’ ceilings includes a huge family room, 2 additional bedrooms, and a 4-piece bath. Enjoy south-facing views from the covered deck while watching the kids play. The triple attached garage (30’ wide, 24’ deep) includes a sump and an extended driveway ideal for parking trailers. Thoughtful design touches like sliding pocket doors provide privacy on the main floor and basement levels separating the bedrooms from the entertainment areas. With durable materials like vinyl plank flooring, tile accents, and 30-year shingles, this home is built for modern families who want style, space, and peace of mind—without the maintenance of an older home.