



GRASSROOTS
REALTY GROUP

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6008 17 Street
Lloydminster, Alberta

MLS # A2273969



\$469,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

This bungalow has a smart, comfortable layout from the moment you walk in. The front entry is roomy and practical - opening into the main living area with a partial wall that gives some separation between the living room and kitchen while still keeping the space connected. The kitchen gets great natural light and the granite counters, tile backsplash and large island make it an easy place to work and gather. The back door is right off the kitchen and leads to the rear stairs as well as the patio and yard. The primary bedroom is a good size with its own 3-piece ensuite, complete with a large shower and a walk-in closet. The second main-floor bedroom has direct access to the main bathroom through a pocket door — giving guests or family an easy and private setup. Downstairs, the family room is spacious and finished with plush carpet. Both basement bedrooms are comfortably sized and there's a 4-piece bathroom as well. Laundry is located in the utility room — tucked away but easy to get to. Central A/C. The yard is fully fenced with lawn front and back, plus a patio off the rear entrance. The double attached garage is heated and the property includes back alley access — a handy perk you rarely find in homes of this age. Lakeside remains a steady, in-demand neighbourhood with limited listings. This one-owner home has been well cared for throughout and if you've been waiting for something in this area, it's one worth seeing.