



**6108 17 StreetClose
Lloydminster, Alberta**

MLS # A2297493



\$709,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,712 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Tucked away in a quiet cul-de-sac, this well-designed modified bi-level offers space, function, and comfort for the whole family. Featuring a triple attached heated garage, this home is perfect for those needing extra room for vehicles, toys, or a workshop. The main level welcomes you with a bright and spacious living area, while the kitchen is neatly positioned at the back of the home, ideal for entertaining without sacrificing flow. A large island anchors the kitchen, providing ample prep and workspace, with the dining area just off to the side and access to a covered deck, perfect for enjoying the outdoors in any season. The primary bedroom is conveniently located on the main floor and features a spacious ensuite. A powder room completes this level. Upstairs, you’ll find two additional bedrooms situated above the garage, along with a well-appointed 4-piece bathroom, perfect for kids or guests. The fully finished basement offers even more living space with a large family room, two additional bedrooms, a full bathroom, and a dedicated laundry room. There’s also handy storage tucked away under the stairs. This home checks all the boxes, thoughtful layout, ample space, and a desirable location in a family-friendly cul-de-sac.