



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6305 20A StreetClose
Lloydminster, Alberta**

MLS # A2213132



\$1,329,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,007 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Tucked away in a quiet cul-de-sac, this stunning 2,007 sq ft bungalow in the heart of Lakeside combines the charm of thoughtful craftsmanship with the functionality your family needs. From the moment you step into the grand foyer, you'll feel a sense of openness and warmth that continues throughout the entire home. The great room is the true heart of the home, boasting vaulted ceilings with rich wood beams, a dramatic wall of oversized windows that flood the space with natural light, and a cozy gas-burning fireplace with a picture-perfect wood mantle. Whether it's quiet evenings with loved ones or lively gatherings with friends, this space was made for making memories. The kitchen is equally impressive. Designed for both everyday living and entertaining, it features a large island with a lowered eating table, perfect for casual family meals. You'll love the built-in appliances, including a gas stove, and the added luxury of a butler's pantry complete with a drink fridge to keep refreshments at the ready. Just off the kitchen, a spacious mudroom with custom built-ins keeps your family organized and flows effortlessly into the oversized garage. Speaking of the garage, this is a dream for any hobbyist or car enthusiast. With almost 1,300 sq ft, a mezzanine for extra storage, and space for a lift, it is more than just a place to park. It's a what a garage should be and storage haven. On the opposite wing of the home, your private retreat awaits. The primary suite is peaceful and inviting, with a large walk-through closet leading to a spa-inspired ensuite featuring dual vanities, a tiled shower, and a deep soaker tub that invites long, relaxing baths. An additional main floor bedroom includes a convenient Murphy bed, perfect for guests or a flexible office space, there is also a full bathroom for added comfort. Downstairs, the possibilities are endless. The

fully finished basement offers a sprawling games area and a large family room ideal for movie nights or teen hangouts. Three generous bedrooms and two full bathrooms provide ample space for growing families or visiting guests. The lower level also houses a spacious laundry room, designed with functionality in mind. This home doesn't just look good, it's built smart. Outfitted with solar panels, a dual-zone furnace, central air conditioning, hardy board siding, and RV parking, it's equipped for energy efficiency, comfort, and durability. If you're looking for a place where every detail has been thoughtfully designed and every space feels like home, this Lakeside gem is ready to welcome you. Come fall in love, your next chapter starts here.