

# \$729,900 - 6018 13 Street, Lloydminster

MLS® #A2194600

**\$729,900**

5 Bedroom, 3.00 Bathroom, 1,525 sqft  
Residential on 0.13 Acres

Lakeside, Lloydminster, Alberta

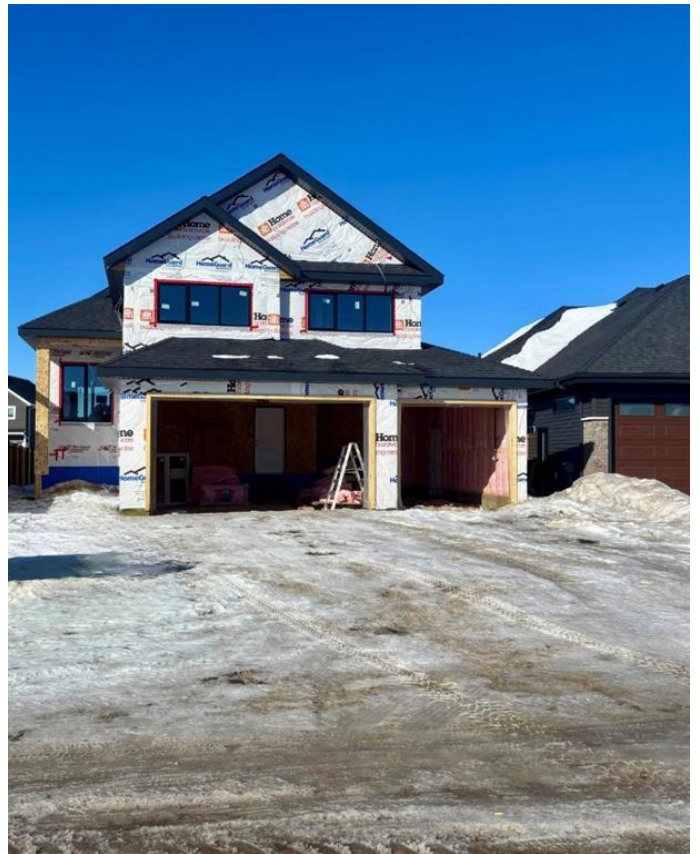
This modified bi-level offers a functional layout with plenty of space for the whole family. The main floor features an open-concept kitchen with quartz countertops, a dining area, and a bright living room with an electric fireplace. The primary bedroom is also on the main floor, complete with a walk-in closet and a 4-piece ensuite.

Upstairs, youâ€™ll find two additional bedrooms and a 4-piece bathroom. A perfect haven for kids, guest or a home office in one of the rooms.

The finished basement adds even more space, with two bedrooms, a full bathroom, a family room, and a laundry area.

The triple attached heated garage provides convenience year-round, while the lot is already partially fencedâ€™ready for your personal touch.

A great home in a great locationâ€™donâ€™t miss out!



Built in 2025

## Essential Information

MLS® #	A2194600
Price	\$729,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,525
Acres	0.13

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	6018 13 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3V5

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	February 26th, 2025
-------------	---------------------

Days on Market 16

Zoning R1

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.