

# \$699,500 - 6113 13 Streetclose, Lloydminster

MLS® #A2203255

**\$699,500**

5 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.14 Acres

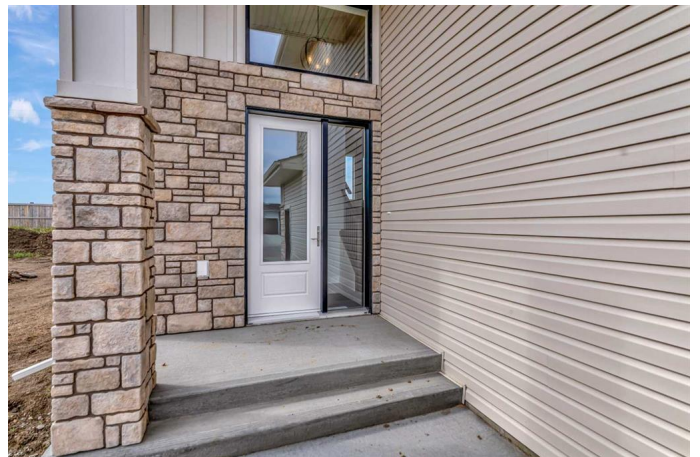
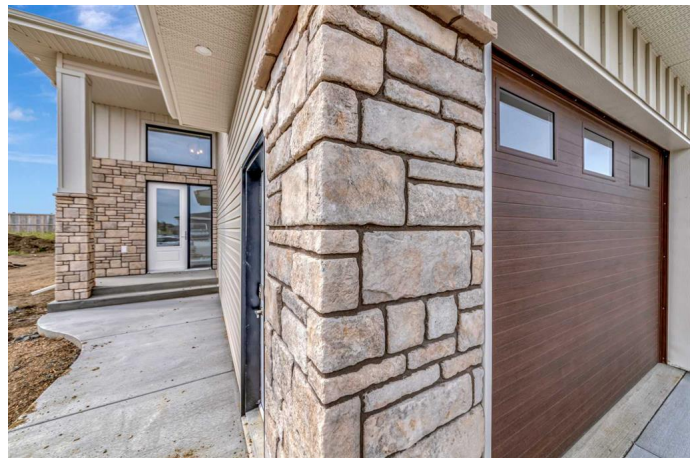
Lakeside, Lloydminster, Alberta

Step into a home where comfort meets style in this beautifully designed modified bi-level in the Lakeside neighborhood. Just steps from scenic walking and bike paths, top-tier amenities, and Bud Miller Park, this home offers the perfect balance of convenience and nature.

As you enter, you're greeted by a bright and airy foyer, leading up to an open-concept main level with rich hardwood flooring throughout. The heart of the home—the kitchen—boasts sleek quartz countertops, a 36" gas range, and high-end appliances, making it a dream for home chefs. The adjacent dining area flows seamlessly onto a covered rear deck through 8 patio doors, perfect for morning coffees or summer barbecues. Cozy up by the electric fireplace where big windows flood the space with natural light. Central air conditioning ensures year-round comfort.

Two spacious carpeted bedrooms and a stylish 4-piece bathroom with elegant tile complete the main floor. But the real retreat awaits upstairs, where the expansive primary suite offers the perfect escape. With a walk-in closet and a luxurious ensuite featuring dual sinks and a stunning tiled shower, this space is truly a sanctuary.

Downstairs, the fully finished lower level offers endless possibilities. A spacious family room is ready for movie nights or game days, while two additional bedrooms provide space for guests or a growing family. A 3-piece bathroom and a well-designed laundry area



add convenience to this already functional space.  
Completing this incredible home is a double attached garage, providing ample parking and storage.

From its thoughtful layout to its unbeatable location, this home offers a lifestyle of comfort, elegance, and adventure. Whether you're enjoying a peaceful evening by the fireplace, entertaining on the deck, or exploring the nearby parks and trails, this is more than a houseâ€”itâ€™s home.

**\*\*Price of home does not include GST\*\***

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203255          |
| Price          | \$699,500         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,426             |
| Acres          | 0.14              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6113 13 Streetclose |
| Subdivision | Lakeside            |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 3S2             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Refrigerator, Central Air Conditioner, Gas Stove, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line                |
| Lot Description   | Cul-De-Sac, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Wood                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 105              |
| Zoning         | R1               |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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