

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

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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
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Days on Market	70
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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