

6002 17 Street  
Lloydminster, Alberta

MLS # A2186973

**\$579,900**

<b>Division:</b>	Lakeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Nestled in the sought-after Lakeside neighborhood, this 1,266 sq. ft. bi-level gem offers the perfect blend of style, comfort, and functionality. From the moment you step into the bright tiled foyer, you will feel at home. This space provides seamless access to the attached double garage, finished basement, or a short staircase leading to the main living area—where family memories are waiting to be made. The heart of this home features stunning engineered wide-plank hardwood flooring, tying together the kitchen, dining, and living room with timeless elegance. The kitchen boasts dark wood cabinetry, a white subway tile backsplash, and neutral paint tones that create a warm and inviting atmosphere. The centerpiece is the spacious island with prep space and seating—perfect for hosting everything from casual breakfasts to holiday gatherings. A corner pantry ensures storage is never an issue, while the adjacent dining room provides the perfect backdrop for family dinners. The living room, tucked at the back of the house, offers privacy and tranquility with large windows that flood the space with natural light. From here, step onto the back deck, where summer BBQs and quiet evenings await. With a natural gas hookup, entertaining outdoors has never been easier. The primary bedroom is a serene escape, featuring an ensuite that feels like your own spa. Relax in the oversized soaker tub, enjoy the convenience of dual vanities, and refresh in the stand-alone shower. A private water closet and ample counter space complete the suite. An additional bedroom and a full bathroom round out the main floor, offering space for family, guests, or a home office. Downstairs, you’ll find a stone fireplace anchoring the cozy family room—the perfect spot for game nights or curling up with a good book. Movie enthusiasts will love the theatre room,

designed for unforgettable movie marathons. With three additional bedrooms, a full bathroom, and a laundry/storage area, the basement offers endless possibilities for growing families or guests. The fully landscaped yard is a private oasis with a spacious deck, and plenty of room for kids or pets to play. The double attached garage adds convenience, while the Lakeside neighborhood offers nearby parks, trails, and schools—ideal for families looking to live, work, and play in one vibrant community. Don't miss the chance to make it yours—schedule your private tour today!