6018 13 Street
Lloydminster, Alberta

MLS # A2194600

$729,900

Division:	Lakeside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,525 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	5	**Baths:**	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

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, you’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 fenced—ready for your personal touch. A great home in a great location—don’t miss out!