

# \$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	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
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	59
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.