

\$787,500 - 6008 13 Street, Lloydminster

MLS® #A2270878

\$787,500

5 Bedroom, 3.00 Bathroom, 1,472 sqft
Residential on 0.15 Acres

Lakeside, Lloydminster, Alberta

This one of a kind 1472 square foot raised bungalow is the one you have been waiting to come on the market- built in 2023, this home looks and feels like its brand new... best of all it is fully finished inside and outside and ready for the next owners to just move in and enjoy. The location is second to none-located in prestigious Lakeside of College Park, this raised bungalow has it all with exceptional street appeal complimented by a large front living room framed with board and Batton trim, high roof lines, oversized triple attached heated garage, RV parking area, rear overhead garage door to backyard space, stone accents, rear covered deck and fully landscaped (no maintenance) yard that features a basketball area in the backyard for youth and family activities- such a great idea!! Inside is a masterpiece of thought and creativity with 9' ceilings on the main floor and 9' ceilings in the basement, a 6" tray ceiling in the living room complete with built in sound and pot lighting, off white custom kitchen with cabinets that extend to the ceiling with gleaming quartz counter tops and backsplash accenting this timeless kitchen cabinet color combination. That's not all, add to this main floor laundry/mud room conveniently located off the interior garage entrance, Tile shower and dual sinks in primary bedroom bathroom, triple glazed windows, surround sound, central air conditioning, water softener, high end laminate flooring/custom nosing and tile on the main floor area, fully finished basement with



built in bar area, 3+2 bedrooms and 3
bathrooms, custom railing, smart home
integration allowing you to literally run this
home from your phone- the list goes on and
on... you wont want to miss seeing this home!!

Built in 2023

Essential Information

MLS® #	A2270878
Price	\$787,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6008 13 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3M2

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

	Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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