

\$849,900 - 5913 13 Street, Lloydminster

MLS® #A2206068

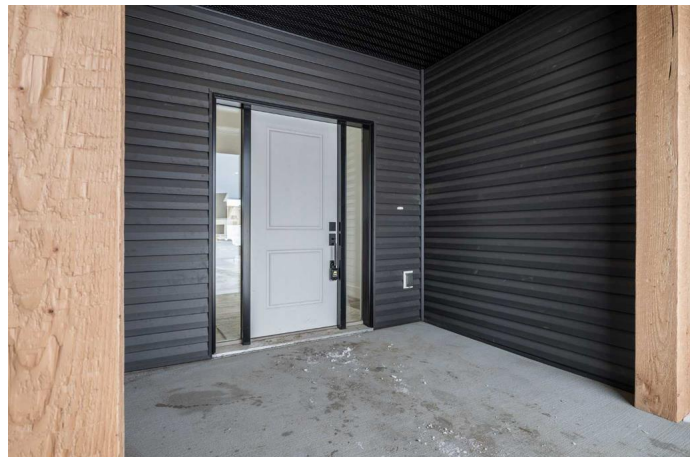
\$849,900

4 Bedroom, 4.00 Bathroom, 1,633 sqft

Residential on 0.24 Acres

Lakeside, Lloydminster, Alberta

DREAM HOME STATUS: The detail and design of this home will take your breath away!! The list of upgrades is long- Exterior: ICF Foundation, Acrylic Stucco accents, Cultured stone accents, Hand hewn fir beams and posts, Fiberglass front entry door, Black windows, Triple glazed glass, extra lighting incorporated in to soffits, high end light fixtures above garage doors, covered front entry and large concrete front step landing, composite decking and partially covered rear deck... Interior: Oversized 4 car garage, both main floor bedrooms feature ensuite bathrooms, oversized beams on master bedroom vaulted ceiling, Upgraded custom built closet organizers, Exotic quartz counter In master bedroom ensuite, custom built vanities with double sinks and make up station in master bedroom ensuite, tile flooring to ensuite bathrooms, upgraded light fixtures throughout, Quartz counter top in kitchen, upgraded custom wood cabinet box construction with dovetail corners and soft close Blum hardware, under cabinet lighting, custom built hood with hand hewn wood accents, organic Zellige tile backsplash, luxury faucet and pot filler by Brizo, Luxury champagne bronze cabinet hardware, high end pendant lighting from luxury brand, oversized 36" gas/dual fuel range, Large 36" counter depth fridge, Stainlesssteel dishwasher, custom built rustic pine vanity with vessel sink, shiplap wood wall paneling accents custom built mudroom bench and storage system, upgraded custom built



walk in pantry shelving with wood countertop, custom made metal railings in a modern design, living room features a grand fireplace by Marquis with custom wall paneling surround, vaulted ceilings on main level, upgraded interior door style with black hardware, 50 gallon water heater... plus so much more!!

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206068 |
| Price | \$849,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,633 |
| Acres | 0.24 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5913 13 Street |
| Subdivision | Lakeside |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3V4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Insulated, Quad or More Attached |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms), Stone, Stucco, Vinyl Siding |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 37 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.