



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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6004 13 Street
Lloydminster, Alberta

MLS # A2249830



\$649,950

Division:	Lakeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,314 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Insulated, See Remarks, Triple Ga		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		
Heating:	Fireplace(s), Floor Furnace, Geothermal, Natural Gas, See Remarks		Water: -
Floors:	Carpet, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning: R1
Foundation:	ICF Block		Utilities: -
Features:	See Remarks, Sump Pump(s), Tray Ceiling(s)		
Inclusions:	N/A		

This 1314 sq.ft raised bungalow built by Sutherland Custom Homes should definitely be on your list if your looking for new home construction! The convenience of having everything on one floor is what makes bungalows such a desirable and sought-after layout! This home, with it’s open concept main living area, vinyl plank throughout the main living area, quartz countertops, walk-thru pantry, all kitchen appliances included, tray ceiling in the living room with electric fireplace and the added convenience of main floor laundry check off all the boxes. Two bedrooms, and a main bath complete the upper level. The basement has three bedrooms, media room, additional bathroom and family room. Other features include fully insulated triple attached garage, ICF block basement, covered rear deck included, low maintenance exterior with stone accents, and the peace of mind having a brand new home!