

# **\$739,900 - 6109 17 Streetclose, Lloydminster**

MLS® #A2194775

**\$739,900**

5 Bedroom, 4.00 Bathroom, 2,076 sqft

Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

YOU WILL LOVE THIS HOME FOR EVERYTHING IT HAS TO OFFER, and for the transformation that it underwent in new updates and upgrades.... Located in a Premier location in Lakeside, this home backs on to a water view and has no back yard neighbors backing onto the property. This home has it all-RV Parking, underground sprinklers, open concept living, bonus room family room upstairs, 5 bedrooms, 3 full bathrooms and one 2 piece bathroom, central air conditioning, heated garage with hot and cold hose bibs, Triple attached garage with floor drain, gas fireplace feature wall on main floor, new upgraded kitchen cabinets and quartz counter tops in 2022, new basement bar and quartz counter top in 2024, 80% of light fixtures have been upgrade/changed, top deck expansion with stairs/pergola/waterproofing and new decking, trim lights installed outside on both main and second level of home, walk out basement entry and patio door installed in 2023, new engineered hardwood flooring through the kitchen/living room/dining room in 2022, new kitchen and butler pantry backsplash, new stove hood, stove and dishwasher in 2023, updated 1/2 bath on main floor, newer front banister/railing near front entry, new cork flooring in basement in 2024, numerous feature walls in upper stairwell/master bedroom, mud room area with built in benches and coat hooks, newer paint throughout, bonus room electric/Bluetooth fireplace with stone accents and mantle, walk



out level composite deck... The list goes on-  
this home wont last long!!

Built in 2015

### **Essential Information**

MLS® #	A2194775
Price	\$739,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,076
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	6109 17 Streetclose
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S1

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Lawn, Underground Sprinklers, Waterfront, Backs on to Park/Green Space, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	February 14th, 2025
Days on Market	90
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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