

# \$849,900 - 5913 13 Street, Lloydminster

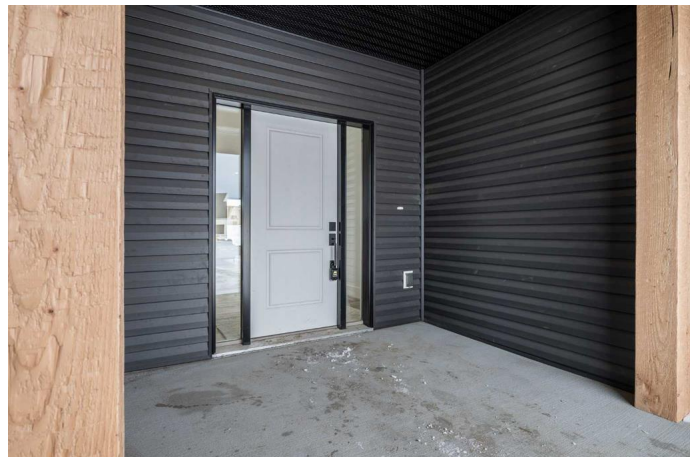
MLS® #A2206068

**\$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	8
Zoning	R1

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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