

\$579,900 - 6002 17 Street, Lloydminster

MLS® #A2186973

\$579,900

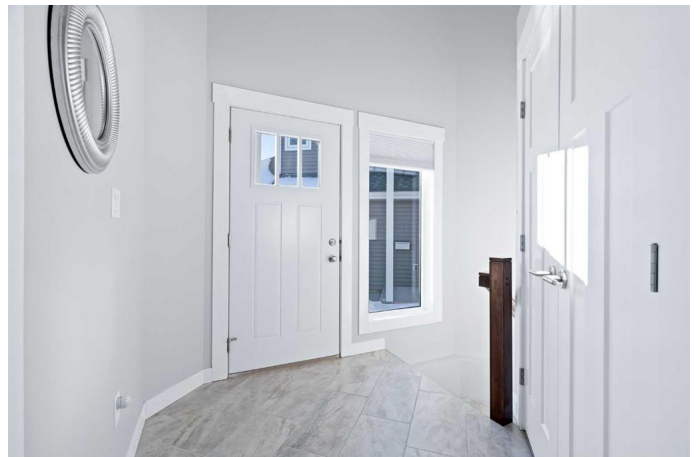
5 Bedroom, 3.00 Bathroom, 1,266 sqft
Residential on 0.12 Acres

Lakeside, Lloydminster, Alberta

Nestled in the sought-after Lakeside neighborhood, this 1,266 sq. ft. bi-level gem offers the perfect blend of style, comfort, and functionality. From the moment you step into the bright tiled foyer, you will feel at home. This space provides seamless access to the attached double garage, finished basement, or a short staircase leading to the main living area—where family memories are waiting to be made.

The heart of this home features stunning engineered wide-plank hardwood flooring, tying together the kitchen, dining, and living room with timeless elegance. The kitchen boasts dark wood cabinetry, a white subway tile backsplash, and neutral paint tones that create a warm and inviting atmosphere. The centerpiece is the spacious island with prep space and seating—perfect for hosting everything from casual breakfasts to holiday gatherings. A corner pantry ensures storage is never an issue, while the adjacent dining room provides the perfect backdrop for family dinners. The living room, tucked at the back of the house, offers privacy and tranquility with large windows that flood the space with natural light. From here, step onto the back deck, where summer BBQs and quiet evenings await. With a natural gas hookup, entertaining outdoors has never been easier.

The primary bedroom is a serene escape, featuring an ensuite that feels like your own spa. Relax in the oversized soaker tub, enjoy the convenience of dual vanities, and refresh



in the stand-alone shower. A private water closet and ample counter space complete the suite. An additional bedroom and a full bathroom round out the main floor, offering space for family, guests, or a home office. Downstairs, youâ€™ll find a stone fireplace anchoring the cozy family roomâ€”the perfect spot for game nights or curling up with a good book. Movie enthusiasts will love the theatre room, designed for unforgettable movie marathons. With three additional bedrooms, a full bathroom, and a laundry/storage area, the basement offers endless possibilities for growing families or guests. The fully landscaped yard is a private oasis with a spacious deck, and plenty of room for kids or pets to play. The double attached garage adds convenience, while the Lakeside neighborhood offers nearby parks, trails, and schoolsâ€”ideal for families looking to live, work, and play in one vibrant community. Don't miss the chance to make it yoursâ€”schedule your private tour today!

Built in 2022

Essential Information

MLS® #	A2186973
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,266
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6002 17 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	January 9th, 2025
Days on Market	140
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 MLSÂ®, Multiple Listing ServiceÂ® 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.