

# \$449,900 - 6001b 21 Street, Lloydminster

MLS® #A2222265

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.16 Acres

Lakeside, Lloydminster, Alberta

Welcome to this modern and refreshed bi-level in the sought-after Lakeside Estates—just steps from Bud Miller Park and scenic walking trails. This home has been updated with bright, airy tones that complement the open-concept floor plan. The main level features a flowing layout, highlighted by crisp white cabinetry and a large eat-up island, perfect for entertaining. The living room is abundant and bright accented with newer lighting throughout. Upstairs, you'll find three bedrooms, the master contains a walk-in closet and ensuite. While the fully developed basement offers a spacious family room, two additional bedrooms, and a full bathroom with additional storage. Enjoy the backyard with a brand-new deck immerse yourself in the south west sun, plus the convenience of RV parking and central A/C. A beautiful blend of style, space, and location. This well curated home awaits you!

Built in 2005

## Essential Information

MLS® #	A2222265
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	0.16



Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6001b 21 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3J6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 18th, 2025
Days on Market	45
Zoning	R1

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.