

# \$329,900 - 6034 18 Street, Lloydminster

MLS® #A2222428

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.17 Acres

Lakeside, Lloydminster, Alberta

**\*Lakeside Home for Sale!\***

**\*Spacious Living:\***

- Bright and airy kitchen with ample space and all appliances
- Large island and pantry for extra storage and convenience
- 2 bedrooms upstairs, perfect for a growing family or guests
- 2 bathrooms on the main floor 3 piece ensuite in the master bedroom

**\*Future Expansion:\***

- Large unfinished basement with potential for 2 additional bedrooms, offering endless possibilities for growth and development

**\*Outdoor Oasis:\***

- Large deck, ideal for outdoor entertaining or relaxation
- Fully fenced yard for added privacy and security
- Convenient back alley access for extra parking and storage

**\*Perfect for:\***

- Families looking for space to grow
- Investors seeking a renovation project
- Anyone wanting a home with potential and possibilities



Call for a viewing today .....Tenants rights

Built in 2014

### Essential Information

MLS® #	A2222428
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.17
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6034 18 Street
Subdivision	Lakeside
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3P6

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 18th, 2025
Days on Market	37
Zoning	R1

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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