



**5413 24 Street
Lloydminster, Alberta**

MLS # A2305922



\$439,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Preserved Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: NA

Welcome to this beautifully updated bungalow, ideally situated on a quiet, sought-after street in the highly desirable community of College Park. This is a rare opportunity to own a thoughtfully maintained home in one of the city's most established and coveted locations. Bungalows of this caliber are hard to come by. The main floor offers the convenience of laundry, gleaming hardwood floors, and a spacious, well-designed layout. The updated kitchen features granite countertops, ample cabinetry, and flows seamlessly into a generous dining area—perfect for entertaining. The primary suite includes a private ensuite equipped with an easy-access walk-in tub, combining comfort with practicality. The fully finished basement expands your living space with two large bedrooms, a sizable family room, and double doors leading to a versatile area currently set up as a recreation/bar space—easily adaptable to a playroom, home gym, or media room. Outside, the home impresses with stunning stucco curb appeal, a welcoming front porch, and a heated double attached garage with separate doors. The backyard is a true retreat, featuring a two-tier vinyl deck and a sunny south-facing yard surrounded by mature trees—ideal for relaxing or entertaining all summer long. This home offers the perfect blend of comfort, functionality, and location. Don't miss your chance—properties like this don't last long. Please note: the home contains Poly-B plumbing.