



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5317 16
Lloydminster, Alberta

MLS # A2317123



\$449,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Preserved Wood

Features: Chandelier, Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

College Park 5 Bedrooms | 3 Full Bathrooms | Heated Double Garage Property Highlights: • 5 Bedrooms – Ample space for family, guests, or home office use • 3 Full Bathrooms – Convenient layout for busy households • Central Air Conditioning – Full-home comfort year round • Heated Garage with direct entry to main floor • Rear Garage Door accessing back yard gravel pad – ideal for sleds, quads trailer, or additional parking • Prime College Park Location – Close to schools, Lakeland College, parks, and amenities A functional and spacious property designed for comfortable Alberta living, with practical features that add everyday value.