



5221 15 Street
Lloydminster, Alberta

MLS # A2317716



\$479,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,300 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Need space? This one has it. With 5 bedrooms, 3 bathrooms located in College Park, and a fully finished basement, there's plenty of room for a growing family, guests, hobbies, or a home office setup. The location is tough to beat—right across from a playground and walking trails, and only a short walk to the Servus Sports Centre, restaurants, and other everyday amenities. The main floor has an open layout that keeps everyone connected. The kitchen is built for real life, with a large island, lots of cupboard space, and a corner pantry to keep things organized. Just off the living area, you'll find a covered south-facing deck that gets great sun and overlooks the backyard. The primary bedroom offers a walk-in closet and a private ensuite with a large shower and extra storage. Downstairs, the finished basement adds two more bedrooms, a full bathroom, a separate laundry room, and a large family room that can be used however you need it. The attached 23x20 garage has plenty of space for vehicles and gear, plus a gas line already in place if you decide to add heat later on. Move in without the wait—this home is ready when you are