



**5209 19 Street**  
**Lloydminster, Alberta**

**MLS # A2321949**



**\$819,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,245 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Natural Gas BBQ Hookup, Heat Recovery Unit

Beautiful 5-bedroom, 2-storey home backing the lake in desirable College Park! Recently refreshed and perfectly suited for family living, this property is located in a quiet neighborhood close to parks, schools, and walking trails, with a huge yard for kids and pets to enjoy. Step inside to an impressive open foyer with soaring ceilings and a versatile den that can serve as a home office or guest room. Upstairs features a spacious bonus room with vaulted ceilings and a gas fireplace, convenient laundry room, and three bedrooms, including a large primary suite with beautiful lake views and a 5-piece ensuite. The main floor offers 9-foot ceilings and an open-concept kitchen, dining, and living area with south-facing lake views—perfect for family gatherings. A walk-through pantry, mudroom, and triple attached garage add everyday convenience. The walkout basement includes a bright family room with patio access, two additional bedrooms, and a 3-piece bathroom. Enjoy the concrete patio overlooking the beautifully landscaped yard and lake, with the perfect space for a future hot tub. Additional features include in-floor heat in the basement and garage, central A/C, underground sprinklers, a new HRV system, newer boiler and hot water tank, new upstairs carpet, fresh paint, updated light fixtures, and decorative wall accents. A wonderful opportunity to own a beautifully updated home in one of College Park’s most sought-after family neighborhoods.