



5220 21 Street
Lloydminster, Alberta

MLS # A2323126



\$499,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,339 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Wet Bar, Gas BBQ Hookup

Welcome to this beautifully maintained, move-in ready modified bi-level in the highly desirable College Park neighborhood. Offering 5 bedrooms and 3 bathrooms, this home provides an exceptional layout with plenty of space for growing families. The bright, open-concept main floor features soaring vaulted ceilings, an abundance of natural light, newer vinyl plank flooring, newer quartz countertops in kitchen and fresh paint throughout the main living areas, creating a warm and inviting atmosphere. The spacious kitchen offers ample cabinetry and workspace, seamlessly flowing into the dining and living areas—ideal for everyday living and entertaining. Convenient main-floor laundry adds to the home’s functionality. The private primary suite is situated above the garage and features a 3-piece ensuite. Two additional bedrooms and a full bathroom complete the main level. The fully finished basement expands your living space with a large family room featuring a wet bar and gas fireplace rough-in, plus two additional bedrooms and another full bathroom. Step outside to the fully fenced and landscaped backyard complete with a spacious two-tier deck, perfect for relaxing or entertaining. The attached double garage is a true standout, featuring an attractive epoxy floor, upgraded lighting, and plenty of room for vehicles, toys, or a workshop. Whether you’re a car enthusiast or simply appreciate an exceptionally finished garage, this space is sure to impress.