



GRASSROOTS
REALTY GROUP

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5314 14 Street
Lloydminster, Alberta

MLS # A2329853



\$489,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,353 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

Inclusions: None

Welcome to this spacious and well-maintained bungalow in the highly desirable ****College Park**** neighbourhood! Situated on a quiet street close to schools, parks, and the Servus Sports Centre, this home offers exceptional space and versatility for growing families or those looking for room to spread out. The bright, open-concept main floor features new laminate flooring and a spacious living area that flows seamlessly into the large kitchen. You'll love the abundance of cabinetry, corner pantry, and some newer appliances, including a new refrigerator and dishwasher—making meal preparation and entertaining a breeze. The main level offers three generously sized bedrooms, including a primary suite complete with a walk-in closet and private 3-piece ensuite. The beautifully renovated main bathroom adds a fresh, modern touch. Added comforts include central air conditioning and a central vacuum system. Downstairs, you'll find an expansive family room along with three additional bedrooms, providing plenty of space for family, guests, hobbies, or a home office. Step outside to enjoy the fully fenced yard featuring RV parking, a large storage shed, and an oversized heated double garage with a 220-volt plug—perfect for projects, extra storage, or keeping vehicles warm year-round. Located just minutes from the Servus Sports Centre, schools, parks, and walking trails, this home combines a peaceful setting with outstanding convenience. With six bedrooms, numerous updates, central air conditioning, central vacuum, and incredible parking and garage space, this is a fantastic opportunity to own a spacious family home in one of College Park's most sought-after neighbourhoods. Book your private showing today!