



GRASSROOTS
REALTY GROUP

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5204 15 Street
Lloydminster, Alberta

MLS # A2331391



\$629,999

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,606 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Lake, Landscaped, Lawn, Pr		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

NEW SHINGLES! Welcome to this impressive modified bi-level in desirable College Park, offering over 1,600 sq. ft. of beautifully designed living space with an incredible lakefront location! The backyard opens directly onto the lake, with a walking path following the perimeter of the same lake—giving you a beautiful setting right outside your door and easy access to walking, recreation, and nature. The heart of the home is the large, well-appointed kitchen, featuring beautiful granite countertops, plenty of workspace, and room for entertaining. Durable tile flooring adds a modern touch throughout the home. The main floor also features a gas fireplace, creating a warm and inviting atmosphere. The very large primary bedroom is a true retreat, complemented by a massive 5-piece ensuite designed with plenty of space and comfort in mind. The lower level adds even more versatility and warmth with a wood-burning stove, perfect for cozy evenings and family gatherings. The heated double attached garage is another major highlight, with one side designed as a tandem bay, providing room for up to three vehicles inside. Whether you need space for vehicles, recreational toys, a workshop, or storage, this garage delivers. Step outside through the walkout and enjoy the exceptional lakefront setting. The yard opens directly onto the lake and its surrounding walking path, creating a fantastic extension of your outdoor living space. The location is equally impressive, with schools and the multiplex nearby, along with the lake and its perimeter walking path right outside your backyard. With over 1,600 sq. ft., a walkout, lakefront setting, large kitchen with granite countertops, gas fireplace, massive primary bedroom, luxurious 5-piece ensuite, wood-burning stove, heated tandem garage for up to three vehicles and water softener, this College Park home offers an exceptional package in a truly

special location. Check out the 3D virtual tour!