



GRASSROOTS
REALTY GROUP

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5236 15 Street
Lloydminster, Alberta

MLS # A2331621



\$443,950

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,128 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/a

Welcome to this well-maintained bi-level in the heart of College Park, offering over 1,100 sq. ft. of thoughtfully designed living space in one of Lloydminster's most convenient neighbourhoods. The open-concept main floor is bright and welcoming, featuring an elegant electric fireplace that creates a cozy focal point for the living area. The kitchen flows seamlessly into the dining and living spaces, making it ideal for both everyday living and entertaining. The main floor includes two bedrooms, highlighted by a spacious primary suite complete with a 3-piece ensuite and private access to the backyard patio, the perfect spot to enjoy your morning coffee or unwind at the end of the day. Downstairs, you'll find two additional generously sized bedrooms, a full bathroom, a large family room, and plenty of space for a growing family, guests, or a home office. Outside, the landscaped yard offers room to relax, garden, or entertain. Located within walking distance to parks, bike paths, coffee shops, restaurants, and the multiplex, this home combines comfort, functionality, and an unbeatable location. If you've been searching for a move-in ready family home in College Park, this one deserves a look.