



**GRASSROOTS**  
REALTY GROUP

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5227 15 Street  
Lloydminster, Alberta

MLS # A2343182



**\$549,000**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | College Park                                                                |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Modified Bi-Level                                                           |        |                   |
| Size:     | 1,454 sq.ft.                                                                | Age:   | 2009 (17 yrs old) |
| Beds:     | 5                                                                           | Baths: | 3                 |
| Garage:   | Double Garage Attached, Off Street, Parking Pad                             |        |                   |
| Lot Size: | 0.14 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Front Yard, Lawn, Level, No Back Lane, Rectangular Lot, Street L |        |                   |

|             |                                                                                                                                                                                   |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                             | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Concrete, Hardwood, Linoleum                                                                                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                   | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                              | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding                                                                                                                                                               | Zoning:    | LDR |
| Foundation: | Preserved Wood                                                                                                                                                                    | Utilities: | -   |
| Features:   | Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | None.                                                                                                                                                                             |            |     |

Great location! Just a short walk to the playground area, man made lake and walking paths in College park. A bright and roomy entryway welcomes you into this 5 bedroom 3 full bathroom home. The spacious kitchen makes entertaining a breeze, with a large center island and dining area and the garden door just off the kitchen allows for easy access to the backyard deck for those outdoor activities with family and friends. There is plenty of counter space and ample storage with the large corner pantry. Natural light shines through the windows of the living room and makes the hardwood floors gleam. The master suite is located just above the garage with a four piece bathroom, and large walk in closet. Downstairs you will find 2 more bedrooms, laundry in the utility room, another four piece bathroom and a large family room with gas fireplace and extra space for a workout or games area. Very recent updates to the kitchen include new cabinets, island, counter tops, appliances, lighting and flooring. Carpets in the main floor bedrooms and complete basement have been replaced, the home has had a complete repaint and the garage floor has been refinished with high-performance epoxy. This home is move in ready and welcomes a new family.