



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5606 14 Street
Lloydminster, Alberta

MLS # A2343312

\$599,000



Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,288 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: None

Some homes make you plan. This one just lets you settle in. Built in 2024, this five bedroom bi-level opens right up the moment you step onto the main floor. All 1,288 square feet of it sit under nine-foot ceilings, with the kitchen, dining and living space sharing one bright connected room...the kind of layout where you can be making dinner and still be part of everything going on around you. Three bedrooms are on this level, including a primary with a walk-in closet and its own three piece ensuite. Custom Fitted blinds and plenty of natural light round out the main floor. Downstairs is professionally finished to the same standard as the level above it, so the home flows as one rather than feeling like a basement tacked on underneath. Two more bedrooms, a third full bathroom, and a family room with space for movie nights, teenagers, and everything in between. Then there is the backyard. Completely fenced and landscaped, no neighbours behind you, and a walkway along the east side instead of a house eight feet away... the kind of quiet that is rare in a subdivision this young. Out front, a double attached heated garage and a double concrete driveway park four vehicles without anyone ending up on the street. The balance of the new home warranty still transfers, and a park, a playground and schools are all within an easy walk. Come see how well it lives, and how you want to move here.