



GRASSROOTS
REALTY GROUP

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5806 23 Street
Lloydminster, Alberta

MLS # A2350719



\$489,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,383 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, High Ceilings, Quartz Counters, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to this spacious and beautifully updated home in the desirable College Park neighbourhood, ideally located close to Bud Miller All Seasons Park, Lakeland College, schools, shopping and amenities. Offering 1,383 sq. ft. of living space plus a fully finished basement, this home provides plenty of room for the whole family. Step inside to a bright and inviting main living area featuring a vaulted ceiling and an abundance of natural light. The modernized kitchen is sure to impress with maple cabinetry, quartz countertops, newer stainless steel appliances, a large island and convenient breakfast bar—perfect for everyday living and entertaining. The home offers five bedrooms, with one currently converted into a spacious walk-in closet that can easily be returned to a bedroom, along with three bathrooms. The fully finished lower level adds even more living space with a large family room, office, two generously sized bedrooms, a 3-piece bathroom, large laundry room and plenty of storage. Outside, enjoy the large tiered deck overlooking a beautifully treed and private backyard—an ideal space for relaxing, entertaining or enjoying summer evenings. Central vacuum and all appliances are included. With its spacious layout, modern updates, beautiful yard and excellent College Park location near Bud Miller Park and Lakeland College, this is a home with plenty to offer!