

**5212 15 Street  
Lloydminster, Alberta**

**MLS # A2216308**



# \$524,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,487 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, No Neighbours Behind, Other, Underground Sprinklers		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** ICF Block

**Features:** Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Pots in the yard can stay.

Welcome to this beautifully crafted custom two-story home, perfectly positioned to back onto the tranquil College Park Lake. Designed for modern living with sustainability in mind, this energy-efficient property features solar panels, ICF block foundation, triple pane windows and thoughtful finishes throughout. Step into the heart of the home—a stunning custom kitchen featuring a six-burner gas range, double wall ovens, concrete countertops, oversized sink, and a large butcher block prep area. A spacious walk-in pantry keeps everything within reach while maintaining a clean aesthetic. Whether you’re hosting dinner or enjoying quiet family meals, this kitchen is built to impress. The open main level enjoys gorgeous natural light through north-facing windows and offers seamless flow to the low-maintenance yard, which includes underground sprinklers - ideal for relaxing or entertaining. Upstairs, you’ll find a serene master retreat with walk-in closet and a peaceful ensuite, plus a second bedroom and a convenient laundry room. A bright second-level family room overlook the lake, offering inspiring views all year long. The partially finished basement offers plenty of potential for future development, while the attached 24’ x 28’ garage includes a 220V plug and EV charger—perfect for modern vehicle needs. Don’t miss your chance to own this unique, lake-backing home that blends custom craftsmanship, energy efficiency, and premium comfort.