5502 15 Street
Lloydminster, Alberta

MLS # A2237436

$534,900

Division:	College Park
Type:	Residential/House
Style:	2 Storey
Size:	1,850 sq.ft.
Age:	2011 (14 yrs old)
Beds:	5
Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, See Remarks, Street Lighting

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions:	N/A

Welcome to College Park living! This beautifully upgraded 1,850 sq. ft. two-storey home sits on a quiet corner lot and offers exceptional comfort, space, and style. The open-concept main floor features rich hardwood and tile flooring, wide baseboards, Quartz countertops, undermount sink and newer LG stainless steel appliances. A 2-piece bath and main floor laundry with built-in cabinetry add everyday convenience. The oversized double attached heated garage (25' x 26') includes hot and cold water taps and a floor sump—perfect for year-round functionality. Upstairs, enjoy a spacious bonus room with a cozy gas fireplace, a 4-piece bath, and three bedrooms, including the generous sized primary suite with luxurious ensuite featuring a jetted jacuzzi tub and separate shower. The fully finished basement provides two additional bedrooms, another full bath, a large family room, and ample storage—ideal for guests, teens, or a home office. Additional upgrades include a hardwood staircase with iron railings, triple-glazed windows, central A/C, and upgraded cabinets/quartz counter tops throughout all spaces. This home blends quality craftsmanship with modern features—book your showing today!