

**5502 15 Street
Lloydminster, Alberta**

MLS # A2237436



\$480,000

| | | | |
|------------------|---|---------------|-------------------|
| 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

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

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!