

5221 15 Street  
Lloydminster, Alberta

MLS # A2238283



# \$489,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | College Park  |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                   |               |                   |
| <b>Size:</b>     | 1,300 sq.ft.  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn |               |                   |

|                    |                               |                   |    |
|--------------------|-------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Open Floorplan |                   |    |

**Inclusions:** N/A

Welcome to 5221 15 Street, a pristine modified bi-level located directly across from beautiful walking paths and parks. This open-concept home offers 5 spacious bedrooms, 3 full bathrooms, and a generous laundry area, making it ideal for a growing family or those who love extra space. The heart of the home features a large eat-up island that flows effortlessly into the bright and inviting living room, all tied together with airy, neutral color tones that create a calm and welcoming atmosphere. The main floor contains two spacious bedrooms a full bathroom and upstairs, the primary suite feels like a retreat with its walk-in closet and private ensuite. The fully finished basement features a large and bright living room for movie nights, two more bedrooms and a full bathroom. There is ample storage throughout the home and the fully finished yard faces south for ample sun to enjoy in the summer. With a double attached garage for added convenience and a location that puts nature right outside your door, this home truly checks all the boxes.