

**5221 15 Street  
Lloydminster, Alberta**

**MLS # A2271134**



# \$489,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	2012 (14 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, Landscaped		

<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>	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>	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

This move-in ready home is available for quick possession and sits in an ideal location directly across from a playground and scenic walking trails. Offering 5 bedrooms and 3 bathrooms, the open-concept layout is bright, functional, and perfect for everyday living. The kitchen features a spacious island, corner pantry, and plenty of cabinetry for all your storage needs. The living room opens onto a south-facing covered deck—great for enjoying sunshine year-round while overlooking the backyard. The primary bedroom includes a generous walk-in closet and a bright ensuite complete with an oversized shower and a handy linen cabinet. The fully finished basement adds even more space with two additional bedrooms, a full bathroom, a separate laundry room, and a large family room. The 23x20 attached garage has a gas line for future heat and provides ample room for vehicles and storage. Located just steps from the Servus Sports Centre, restaurants, and a variety of amenities, this home combines comfort and convenience in a fantastic neighbourhood.