

5309 16 Street
Lloydminster, Alberta

MLS # A2271818



\$479,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,343 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	5963.21 Acres		
Lot Feat:	City Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Natural Gas BBQ Hookup

Beautiful modified bi-level in College Park—a home that blends modern style with family-friendly comfort. Step inside to a welcoming main floor highlighted by hardwood floors, updated light fixtures, and a gorgeous kitchen showcasing updated quartz counter tops, stunning back splash, and stainless steel appliances. The stylish living room impresses with vaulted ceilings and an inviting electric fireplace, creating a warm, elegant retreat at the end of your day. This level is completed by two well-appointed bedrooms and a 4-piece bathroom. Up a short flight of stairs, the second level reveals a serene primary suite designed for relaxation, featuring a spacious bedroom, large walk-in closet, and a 4-piece ensuite that delivers both luxury and privacy. The lower level is a space your family will love. A generous family room, accented with a chic feature wall, offers the perfect setting for movie nights, playtime, or entertaining. A beautiful office with custom built-in cabinetry provides an inspiring workspace. This level also includes a 4th bedroom and an additional 3-piece ensuite—ideal for guests or independent teens. Additional standout features include a heated garage with sump, central vac, and convenient RV parking.