



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5504 14 Street
Lloydminster, Alberta

MLS # A2223053



\$569,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | College Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,157 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

Step into luxury living with this nearly new, fully finished bungalow in the highly desirable College Park Neighbourhood. Blending modern elegance with effortless functionality, this turn key dream home offers all the benefits of new construction—without any of the work! Enjoy year-round comfort with central air conditioning and a triple attached heated garage, perfect for all your storage and vehicle needs. The low-maintenance artificial turf yard and completed deck with privacy screen mean more time spent relaxing and entertaining, and less time on upkeep. Inside, the open-concept main living area is a showstopper, featuring a designer kitchen with black stainless steel appliances, striking herringbone tile backsplash, quartz countertops, open shelving, and a sleek range hood—all combining to create a space that’s as functional as it is beautiful. The main floor includes two spacious bedrooms, including a primary suite with a custom-tiled shower and walk-in closet. Downstairs, you’ll find vinyl flooring throughout, two more bedrooms, a large rec room, and a dedicated office space—perfect for today’s flexible lifestyle. From top to bottom, this home feels like it’s straight out of a magazine. Whether you’re looking to entertain, relax, or simply enjoy low-maintenance living in a beautifully finished home, this one has it all. Act fast—this exceptional property in College Park won’t last long!