GRASSROOTS
REALTY GROUP

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

5217 15 Street
Lloydminster, Alberta

MLS # A2235958

$429,900

Division:	College Park
Type:	Residential/House
Style:	Bi-Level
Size:	1,109 sq.ft.
Age:	2010 (15 yrs old)
Beds:	4
Baths:	3
Garage:	Concrete Driveway, Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn

Heating:	Forced Air		**Water:**	-
Floors:	Hardwood, Laminate, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	Single-detached Residenti
Foundation:	Wood		**Utilities:**	-
Features:	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)			

Inclusions:	N/A

Welcome to this bright, inviting bi-level home offering 2 bedrooms up and 2 down, perfectly located on a spacious corner lot near the Lloydminster Multiplex. With 1109 sq. ft. of fresh, functional living space on the main floor, this home is full of charm and elevated finishes throughout. Step inside to a warm and welcoming palette featuring maple hardwood flooring and vibrant natural light that flows through the open-concept living area. The kitchen is both stylish and functional, with rich alder cabinets featuring cappuccino-toned doors, crisp upgraded countertops, modern ceramic tile, and a fresh backsplash that ties it all together beautifully.The primary bedroom is a private retreat, complete with a walk-in closet and bright ensuite. Downstairs, the basement offers a cozy and versatile space with a mix accented with the large basement windows for added light. Outside, the backyard is a breath of fresh air—mature pine trees flank the west side for privacy and shade, while the stamped concrete patio and gazebo area invite you to unwind. The sunny rear yard is spacious and easily adaptable for RV parking if desired. Additional features include a heated, insulated garage, central air conditioning, central vacuum, and more. Built in 2010, this home blends warmth, functionality, and fresh design in a sought-after neighborhood.