



**GRASSROOTS**  
REALTY GROUP

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5221 15 Street  
Lloydminster, Alberta

MLS # A2238283



**\$489,900**

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

|             |                               |
|-------------|-------------------------------|
| Heating:    | Forced Air                    |
| Floors:     | Laminate                      |
| Roof:       | Asphalt Shingle               |
| Basement:   | Finished, Full                |
| Exterior:   | Vinyl Siding, Wood Frame      |
| Foundation: | Wood                          |
| Features:   | High Ceilings, Open Floorplan |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | R1 |
| Utilities: | -  |

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.