



GRASSROOTS
REALTY GROUP

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

5228 15
Lloydminster, Alberta

MLS # A2243771



\$434,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum		

Inclusions: none

Backs onto Green Space! Here's an opportunity to own a charming 4-Bedroom, 3 bath home backing onto a park at a price well below what you'd expect! Welcome to this well maintained 1,172 sq. ft. home that combines comfort, functionality, and style in one ideal package. Nestled in a desirable neighborhood and backing onto peaceful green space, this Alberta home is perfect for growing families or anyone seeking extra space with a touch of nature at their doorstep. Step inside to discover vaulted ceilings and an open-concept layout that offers a bright, airy atmosphere. The heart of the home is a spacious kitchen featuring a large island – ideal for family meals or entertaining guests. Each of the four bedrooms offers ample space and natural light, while the bathrooms are all 4 piece! Enjoy relaxing mornings on the covered front veranda, or host barbecues on the partially covered back deck, all while overlooking the serene greenbelt behind. Other standout features include, a heated garage – perfect for cold winters, RV parking – so you have plenty of space for your recreational vehicle or additional toys, a huge family room and a prime location close to schools and the Servus Sports Centre. Whether you're starting a new chapter or looking to settle down in a family-friendly area, this home offers the perfect blend of space, warmth, and practicality. Don't miss out on this incredible opportunity – schedule your viewing today! And make sure to check out he 3D tour!