



GRASSROOTS
REALTY GROUP

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**5308 21 StreetClose
Lloydminster, Alberta**

MLS # A2244981



\$859,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

Heating: Boiler, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Wood

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Welcome to your dream home perfectly positioned in a family orientated cul-de-sac, backing directly onto College Park School. Whether you have school-aged children or just appreciate the serenity of a quiet, well-established neighborhood, this location offers an unbeatable combination of convenience, privacy, and community. Step inside to discover an impressive open-concept layout where the kitchen, dining, and living areas flow seamlessly, perfect for everyday living and effortless entertaining. The kitchen features a full walk-through pantry conveniently located just off the garage for easy grocery drop-off. Enjoy the warmth and elegance of engineered hardwood flooring throughout the main level, complemented by ceramic tile in all bathrooms and the front entrance for durability and style. The oversized dining area offers plenty of space for family dinners and gatherings, while the living room opens onto a spectacular 12x30 rear deck that is partially covered for year-round enjoyment. The covered portion features pull-down 3 season screens on three sides, giving you the best of indoor-outdoor living with total flexibility. Upstairs, you'll find three spacious bedrooms, including two that share a well appointed Jack and Jill bathroom, ideal for growing families. The primary suite is a true retreat, complete with a 5-piece ensuite and convenient upper-floor laundry just steps away. The fully developed lower level adds even more space with two additional bedrooms, a large bathroom, and a generous second living area, perfect for guests or teens. Outside, the mature, beautifully landscaped yard is equipped with underground irrigation, offering a peaceful setting with plenty of room to relax or entertain. The triple attached heated garage is complete with custom epoxy flooring, metal storage cabinets, hot/cold water sink, and even a drive-through bay for added

functionality. This is a one-of-a-kind opportunity in a location that rarely comes available. Homes like this do not come up often, don't miss the chance to make it yours. Seller is a licensed realtor in Alberta & Saskatchewan.