



GRASSROOTS
REALTY GROUP

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5209 19 Street
Lloydminster, Alberta

MLS # A2248328



\$799,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,250 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Front Yard, Lake, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Stone, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Rare location with true private lakefront on College Park Lake — no walking path behind, just your own peaceful shoreline. This large two-storey home sits on an almost 10,000 sq ft lot and offers stunning lake views from the main living areas. The upper level features 3 bedrooms plus a bonus room, while the walkout basement adds 2 more bedrooms and direct access to the yard. Enjoy a spacious deck that runs the full width of the home, perfect for entertaining or relaxing. The kitchen includes a walk-through pantry for easy grocery unloading and has been updated with modern quartz countertops. Updated windows add efficiency and peace of mind, and the triple car garage features a brand new epoxy floor. In-floor heating in both the basement and garage keeps things warm through the winter. Located in a very quiet neighbourhood, this property offers space, privacy, and one of the most sought-after settings in the area.