



**5504 14 Street  
Lloydminster, Alberta**

**MLS # A2254115**



**\$549,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Modern comfort meets low-maintenance living in this stunning College Park home. Featuring a triple attached garage, beautifully landscaped yard with artificial turf—no mowing required! Inside, enjoy a sleek, modern kitchen with rich dark cabinetry, quartz countertops, and a stylish accent island. The main level offers vaulted ceilings with pot lights, central A/C, and direct yard access off the living room. There are two bedrooms up, including a spacious primary suite with a walk-in closet and a custom walk-in shower. The finished basement features two additional bedrooms, a 4-piece bathroom, a spacious family room with a nook, and durable vinyl plank flooring throughout. 3D Virtual Tour Available.