



GRASSROOTS
REALTY GROUP

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

5240 15 Street
Lloydminster, Alberta

MLS # A2258618



\$399,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this 5 bedroom home in beautiful College Park! Excellent for the growing family, this bi-level offers a smart layout with 3 bedrooms and 2 bathrooms on the main floor, plus an open concept kitchen, dining and living room—perfect for family time and entertaining. The kitchen provides plenty of counter space and a walk-in pantry, making meal prep a breeze. Downstairs, you’ll appreciate the large windows that fill the basement with natural light, along with a huge family room where the kids can play or you can enjoy cozy movie nights. The basement also includes 2 more spacious bedrooms and a full 4-piece bathroom. The heated double attached garage comes complete with a floor sump and hot/cold taps—great for busy families year-round. Step outside to the fenced backyard where summer evenings are best spent on the 2-tiered deck, and there’s even RV parking for all your extra toys. This home checks all the boxes for family living—spacious, functional, and in a desirable neighborhood close to schools, parks, and amenities.