



GRASSROOTS
REALTY GROUP

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5221 15 Street
Lloydminster, Alberta

MLS # A2271134



\$489,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,318 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions:	N/A
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This move-in ready home is available for quick possession and sits in an ideal location directly across from a playground and scenic walking trails. Offering 5 bedrooms and 3 bathrooms, the open-concept layout is bright, functional, and perfect for everyday living. The kitchen features a spacious island, corner pantry, and plenty of cabinetry for all your storage needs. The living room opens onto a south-facing covered deck—great for enjoying sunshine year-round while overlooking the backyard. The primary bedroom includes a generous walk-in closet and a bright ensuite complete with an oversized shower and a handy linen cabinet. The fully finished basement adds even more space with two additional bedrooms, a full bathroom, a separate laundry room, and a large family room. The 23x20 attached garage has a gas line for future heat and provides ample room for vehicles and storage. Located just steps from the Servus Sports Centre, restaurants, and a variety of amenities, this home combines comfort and convenience in a fantastic neighbourhood.