

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

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 (13 yrs old)	
Beds:	5	Baths:	3	
Garage:	Double Garage Attached			
Lot Size:	0.13 Acre			
Lot Feat:	Back Yard, Corner Lot, Landscaped			

Heating: Water: Forced Air Floors: Sewer: Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding, Wood Frame R1 Foundation: Wood **Utilities:**

Features: Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: N/A

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