



**GRASSROOTS**  
REALTY GROUP

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**5206 15 Street**  
**Lloydminster, Alberta**

**MLS # A2275370**



**\$519,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Drive Through, Garage Door O		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Tile, Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Breakfast Bar, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

This beautifully finished modified bi-level in College Park South offers the perfect blend of comfort, function, and scenery backing directly onto the lake and walking path with a walkout basement designed to embrace all the nature views from every angle. From the front window you can see the park at the multiplex for added privacy. The open-concept main floor features a bright neutral palette, upgraded countertops, hardwood flooring, vaulted ceilings, and rich maple cabinetry that create a warm, modern feel ideal for everyday living and entertaining. The spacious primary suite sits privately over the garage at 375 sq. ft. and includes a walk-in closet and spa-style ensuite with a full 5-foot shower. Downstairs, the fully finished walkout basement is accentuated by the abundance of natural light and offers a cozy fireplace, built-in surround sound, and direct access to the yard and lake views perfect for movie nights, hosting guests, or simply unwinding. Completing this home is the impressive heated 29' x 23.5' drive-through garage equipped with both hot and cold water, offering exceptional space and year-round functionality. This well curated home checks all the boxes for lifestyle, location, and quality living in one of College Parks most sought-after settings.