



GRASSROOTS
REALTY GROUP

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5206 15 Street
Lloydminster, Alberta

MLS # A2275370



\$519,900

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,394 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Garage Door O		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

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.