



GRASSROOTS
REALTY GROUP

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5512 14 Street
Lloydminster, Alberta

MLS # A2279176



\$464,900

Division:	College Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

When you pull up to this clean, modern bi-level tucked into the heart of College Park, you know you've found something special. Located in one of Lloydminster's most sought-after neighbourhoods—this lovely home is close to schools, parks, rinks, walking paths, and the Servus Sportsplex. Built in 2024, this home immediately feels warm, intentional, upgraded and well thought out. Inside, the entry opens to a bright, open-concept main floor with vinyl plank flooring, 9-foot ceilings, and recessed lighting throughout the living, dining, and kitchen spaces. The kitchen is a standout: beautiful navy cabinetry that goes all the way up to the ceiling with soft-close hardware, full-height storage, quartz countertops, a generous 3' x 8' island, stainless steel appliances, and a gas stove with double oven—both functional and striking. Large patio doors lead to a covered deck outfitted with custom privacy blinds and a gas deck heater, making outdoor living comfortable well beyond summer. The home's south-facing orientation fills the space with natural light. Three bedrooms and two baths on the main floor are thoughtfully designed, with blackout blinds in the bedrooms and a primary suite featuring a walk-in closet with custom cabinetry and a sleek ensuite with a large walk-in shower and matte black fixtures. The main bath mirrors the same quartz and cabinetry finishes. The basement is undeveloped, offering buyers the opportunity to customize layout and finishes to suit their wants and needs. Practical upgrades continue in the garage with epoxy floors, metal storage racks, floor drain, and heat prep already in place. This is a polished, low-maintenance home with flexibility for the future. Situated in one of Lloydminster's most consistently sought-after neighbourhoods, this beauty won't last! Book your showing today.

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