



**GRASSROOTS**  
REALTY GROUP

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5105 21 Street Close  
Lloydminster, Alberta

MLS # A2281286



**\$424,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome Home to College Park SW Lloydminster where this beautiful home is tucked away in one of Lloydminster's most desirable neighborhoods. You'll love the warm hardwood floors that flow through the living room, dining area, hallways, and master bedroom—creating a timeless and inviting feel. The layout is open and functional, perfect for everyday living or entertaining. Downstairs, the fully finished basement adds incredible versatility with a spacious family room, a large bedroom, a three-piece bathroom, and a summer kitchen—perfect for guests, in-laws, or hosting family gatherings. This home truly checks all the boxes with a great layout, modern comfort, and a prime location close to schools, parks, and walking trails. Move-in ready and full of charm, this home is the perfect blend of function and style in a desirable location.