



GRASSROOTS
REALTY GROUP

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

5204 21 Street
Lloydminster, Alberta

MLS # A2284135



\$449,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,330 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: None

Located in the desirable neighborhood of College Park, this well-maintained one-owner home offers space, upgrades, and an unbeatable location close to schools, amenities, and the Servus Sports Centre. The main floor features 3 bedrooms, including a spacious primary bedroom with a walk-in closet and 3-piece ensuite, plus a bright and functional layout totaling 1,330 sq ft. The fully developed basement adds two additional bedrooms plus a den, with one basement bedroom also offering a walk-in closet—perfect for growing families or guests. Extensive updates provide peace of mind, including new shingles, new furnace, new hot water heater, new central air conditioning, new appliances, and new light fixtures. Outside, you’ll appreciate the oversized heated garage (26’ x 24’), RV parking, and a large deck complete with a natural gas BBQ hookup. A 15’ x 15’ concrete pad off the deck adds extra outdoor living or entertaining space. This move-in-ready home combines thoughtful upgrades, ample parking, and a prime location—an excellent opportunity in College Park.