



**5509 15 Street  
Lloydminster, Alberta**

**MLS # A2286405**



**\$429,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	N/A		

You definitely need to pick up the phone and make an appointment to view this home&hellip; it is immaculate with the right floor plan and location. This 4-bedroom, 3 bathroom home features newer vinyl plank flooring through the main floor and modern paint colors&hellip; the large master bedroom and ensuite are a bonus to anyone looking in this price range. The open concept floor plan includes a large living area where it is easy to position your furniture. The south facing yard spills tons of natural light into the main floor living area &ndash; it is a nice, bright, and cheery living area. The fully finished basemen with large family room area gives room to stretch your legs and relax with your family. Added features include heated garage with floor drain, decorative feature walls, large 2 tier deck for back yard entertaining, hot water tap in back yard for kids pools, fireplace in basement for those cozy evenings, a finished laundry room in basemen, RV parking and a 22&rsquo; by 24&rsquo; attached garage &ndash; everything you are looking for!!