



**5615 24 Street
Lloydminster, Alberta**

MLS # A2292712



\$419,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: None

Nestled on a quiet street near College Park School, this beautifully maintained home offers a bright, spacious layout and solid craftsmanship with a full concrete foundation. The main floor features vaulted ceilings, a large eat-in kitchen with updated slate backsplash, and abundant cabinetry and storage. Upstairs, you'll find three comfortable bedrooms, including a primary suite complete with two closets and a luxurious ensuite boasting a two-person walk-in tiled shower. The fully finished basement expands your living space with a cozy gas fireplace, an additional large bedroom, ample storage, and two versatile family areas—ideal for a home gym, playroom, or office. Enjoy year-round convenience with a heated, insulated double garage, plus peace of mind with a newer Armadura metal roof. The fully landscaped backyard offers privacy with mature trees, a raspberry patch, a two-tier deck, and two storage sheds—perfect for relaxing or entertaining outdoors. In the last couple of years, this home has seen some significant updates, including: New furnace, water heater and PEX water lines.