



**5624 21 StreetClose
Lloydminster, Alberta**

MLS # A2300769

\$464,900



Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Tile Counters		

Inclusions: N/A

Welcome to this spacious family home tucked away in a quiet cul-de-sac in the desirable College Park area, just a short walk to the school. Homes in this location don't come up often, making this a great opportunity to get into a sought-after neighbourhood. With a functional and open layout, the main floor offers vaulted ceilings, hardwood flooring, and a bright living space that works well for both everyday living and entertaining. The kitchen features quartz countertops, a tile backsplash, corner pantry, and a large island with seating, along with all appliances included. Upstairs you'll find three bedrooms, including a primary suite with a 5-piece ensuite, double sinks, and a walk-in closet. The fully finished basement adds even more space with a large family or games room, a 4-piece bathroom, and two additional bedrooms—ideal for a growing family or guests. Outside, there's a large heated garage and a deck with a natural gas line for easy BBQ setup. Additional features include central vac and air conditioning. This home offers a great layout, solid space, and the chance to add your own touch in a location that rarely becomes available. Book your showing today.