



**5605 23 Street  
Lloydminster, Alberta**

**MLS # A2301344**



**\$419,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | College Park                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,048 sq.ft.                                                            | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Insulated, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Landscaped, Lawn                                         |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Concrete, Linoleum, Vinyl | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | LDR |
| <b>Foundation:</b> | Wood                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Storage, Walk-In Closet(s)        |                   |     |

**Inclusions:** n/a

EXPLORE THIS BEAUTIFULLY RENOVATED HOME IN COLLEGE PARK! Step into this extensively updated home that offers both style and functionality throughout. Improvements include updated paint, windows, quartz countertops in the kitchen with an under-mount sink, modern bathroom fixtures, flooring, shingles, a furnace, a hot water tank, and the upgrades continue throughout the property. Please note: the Poly-B plumbing replacement is currently in progress. The main level features 3 spacious bedrooms, including a primary bedroom with a convenient 3-piece ensuite. The fully finished lower level offers 2 additional bedrooms, a comfortable family/media room, a 3-piece bathroom, and generous storage space, ideal for growing families or guests. Enjoy summer in the well-maintained private yard, complete with RV parking and a double attached garage. All appliances are included, making this a move-in-ready opportunity in a desirable neighbourhood.