

# \$439,900 - 5217 15 Street, Lloydminster

MLS® #A2235958

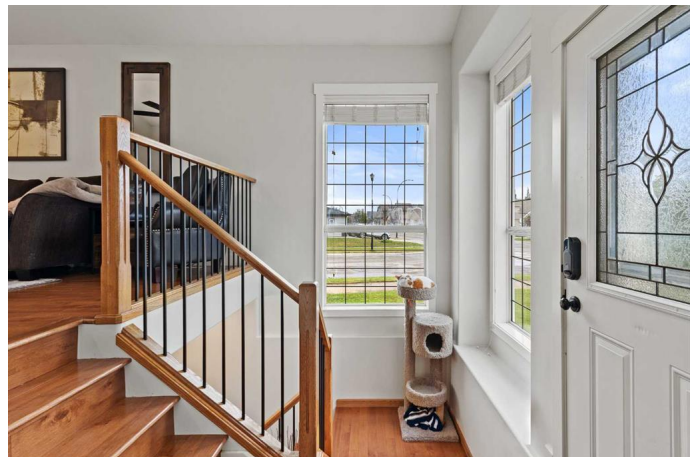
**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,109 sqft

Residential on 0.12 Acres

College Park, Lloydminster, Alberta

Welcome to this bright, inviting bi-level home offering 2 bedrooms up and 2 down, perfectly located on a spacious corner lot near the Lloydminster Multiplex. With 1109 sq. ft. of fresh, functional living space on the main floor, this home is full of charm and elevated finishes throughout. Step inside to a warm and welcoming palette featuring maple hardwood flooring and vibrant natural light that flows through the open-concept living area. The kitchen is both stylish and functional, with rich alder cabinets featuring cappuccino-toned doors, crisp upgraded countertops, modern ceramic tile, and a fresh backsplash that ties it all together beautifully. The primary bedroom is a private retreat, complete with a walk-in closet and bright ensuite. Downstairs, the basement offers a cozy and versatile space with a mix accented with the large basement windows for added light. Outside, the backyard is a breath of fresh air—mature pine trees flank the west side for privacy and shade, while the stamped concrete patio and gazebo area invite you to unwind. The sunny rear yard is spacious and easily adaptable for RV parking if desired. Additional features include a heated, insulated garage, central air conditioning,



central vacuum, and more. Built in 2010, this home blends warmth, functionality, and fresh design in a sought-after neighborhood.

Built in 2010

**Essential Information**

MLS® #	A2235958
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,109
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	5217 15 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0Y2

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	18
Zoning	Single-detached Residenti

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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