

\$639,950 - 5510 16 Street, Lloydminster

MLS® #A2245616

\$639,950

5 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.16 Acres

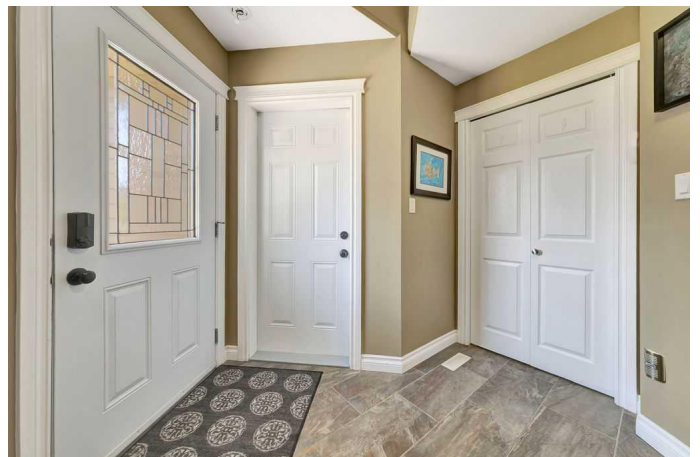
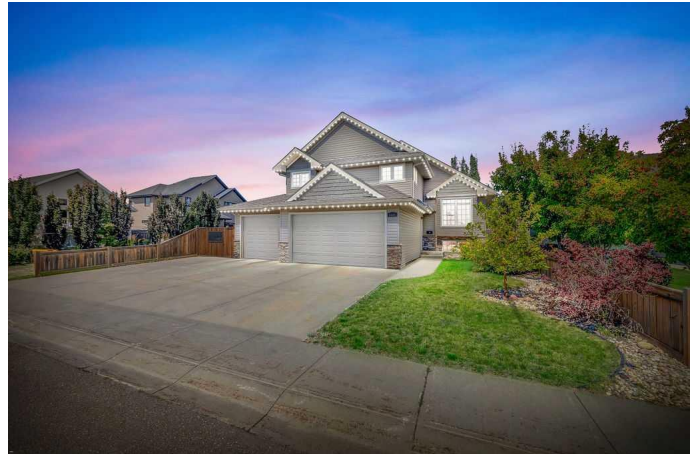
College Park, Lloydminster, Alberta

Welcome to this beautifully designed modified bi-level in College Park, just steps away from the K	 school and surrounded by parks, walking paths, and friendly neighbors.

This home offers great curb appeal and incredible functionality with a triple attached heated garage plus additional RV parking. Inside, the main floor features an open concept layout with hardwood and tile flooring, a cozy living room, and a spacious kitchen/dining area complete with a center island, perfect for hosting or family meals. Two bedrooms and a 4-piece bath complete the main level.

Just a few steps up, you'll find a private primary suite with a large walk-in closet and a relaxing ensuite featuring a tiled shower, corner jacuzzi tub, and a generous vanity. The basement is fully finished and offers a comfortable family room, two additional bedrooms, another bathroom, and a dedicated laundry room.

Enjoy the outdoors in your screened-in seating area with natural gas BBQ hookup, and a concrete patio perfect for relaxing or entertaining. The private, landscaped backyard adds the final touch to this ideal family home.



Built in 2012

Essential Information

MLS® #

A2245616

Price	\$639,950
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	5510 16 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed August 4th, 2025
Days on Market 14
Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.