

5502 15 Street
Lloydminster, Alberta

MLS # A2237436



\$534,900

Division:		College Park	
Type:		Residential/House	
Style:		2 Storey	
Size:		1,850 sq.ft.	Age: 2011 (14 yrs old)
Beds:		5	Baths: 3 full / 1 half
Garage:		Double Garage Attached, Off Street, Parking Pad	
Lot Size:		0.14 Acre	
Lot Feat:		Back Yard, Corner Lot, Front Yard, Lawn, See Remarks, Street Lighting	
Heating:		Fireplace(s), Forced Air, Natural Gas	Water: -
Floors:		Hardwood, Laminate, Tile	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Finished, Full	LLD: -
Exterior:		Vinyl Siding, Wood Frame	Zoning: R1
Foundation:		Wood	Utilities: -
Features:		Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub	
Inclusions:		N/A	

Welcome to College Park living! This beautifully upgraded 1,850 sq. ft. two-storey home sits on a quiet corner lot and offers exceptional comfort, space, and style. The open-concept main floor features rich hardwood and tile flooring, wide baseboards, Quartz countertops, undermount sink and newer LG stainless steel appliances. A 2-piece bath and main floor laundry with built-in cabinetry add everyday convenience. The oversized double attached heated garage (25' x 26') includes hot and cold water taps and a floor sump—perfect for year-round functionality. Upstairs, enjoy a spacious bonus room with a cozy gas fireplace, a 4-piece bath, and three bedrooms, including the generous sized primary suite with luxurious ensuite featuring a jetted jacuzzi tub and separate shower. The fully finished basement provides two additional bedrooms, another full bath, a large family room, and ample storage—ideal for guests, teens, or a home office. Additional upgrades include a hardwood staircase with iron railings, triple-glazed windows, central A/C, and upgraded cabinets/quartz counter tops throughout all spaces. This home blends quality craftsmanship with modern features—book your showing today!