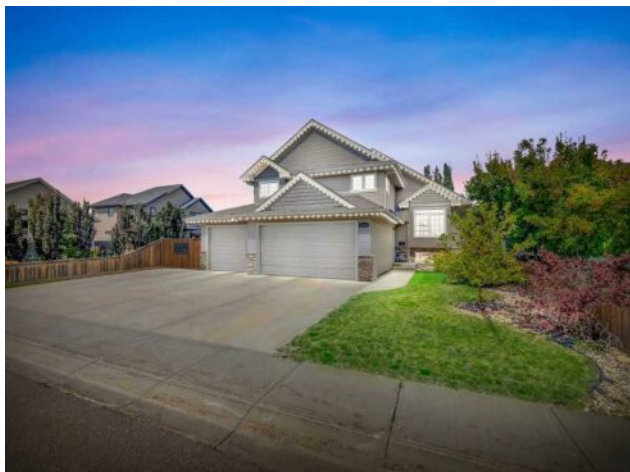


5510 16 Street  
Lloydminster, Alberta

MLS # A2245616



\$639,950

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,596 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this beautifully designed modified bi-level in College Park, just steps away from the K&ndash;9 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.