

# \$489,900 - 5221 15 Street, Lloydminster

MLS® #A2238283

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.13 Acres

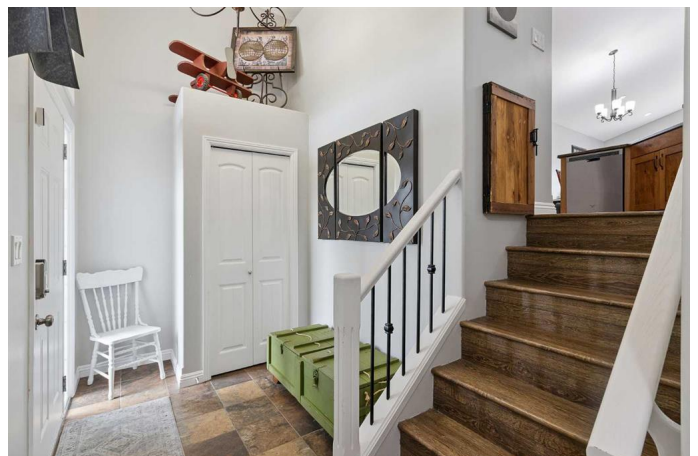
College Park, Lloydminster, Alberta

Welcome to 5221 15 Street, a pristine modified bi-level located directly across from beautiful walking paths and parks. This open-concept home offers 5 spacious bedrooms, 3 full bathrooms, and a generous laundry area, making it ideal for a growing family or those who love extra space. The heart of the home features a large eat-up island that flows effortlessly into the bright and inviting living room, all tied together with airy, neutral color tones that create a calm and welcoming atmosphere. The main floor contains two spacious bedrooms a full bathroom and upstairs, the primary suite feels like a retreat with its walk-in closet and private ensuite. The fully finished basement features a large and bright living room for movie nights, two more bedrooms and a full bathroom. There is ample storage throughout the home and the fully finished yard faces south for ample sun to enjoy in the summer. With a double attached garage for added convenience and a location that puts nature right outside your door, this home truly checks all the boxes.

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2238283  |
| Price     | \$489,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,300             |
| Acres          | 0.13              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5221 15 Street |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 0Y2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Ceilings, Open Floorplan      |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air                         |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 23 |
| Zoning         | R1 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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