

# \$649,777 - 5508 15 Street, Lloydminster

MLS® #A2210526

**\$649,777**

7 Bedroom, 5.00 Bathroom, 3,105 sqft

Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to this HUGE and beautifully designed family home, perfectly located in the sought-after College Park neighborhood. Offering over 3100 square feet of developed living space, this custom-built 2-storey delivers both functionality and comfort. The main floor features a bright home office, ideal for remote work, alongside a formal dining room—a unique touch perfect for entertaining guests. The kitchen is a chef's dream, with ample storage, quartz countertops, a built-in oven and stove, and an open layout that flows seamlessly into the family room. Both the kitchen and family room overlook the backyard and large deck, flooding the space with natural light. Upstairs, you'll find 4 spacious bedrooms, including two with private ensuites. The primary suite boasts a massive walk-in closet, a luxurious double shower, and a corner jacuzzi tub. A full laundry room with sink and counter space adds extra convenience. The bonus room above the garage is perfect for movie nights and family fun. The basement offers a non-conforming 3-bedroom suite with a separate entrance, ideal for extended family or rental potential. Enjoy a triple car heated garage with a rear-facing garage door for easy backyard access. Outside, a huge oversized deck makes summer living easy, and there's minimal lawn to maintain—more time to relax and entertain! Check out the 3D Virtual tour!

Built in 2012



## Essential Information

MLS® #	A2210526
Price	\$649,777
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,105
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	5508 15 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K3

## Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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