

\$469,900 - 5307 16 Street, Lloydminster

MLS® #A2209819

\$469,900

4 Bedroom, 3.00 Bathroom, 1,263 sqft
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

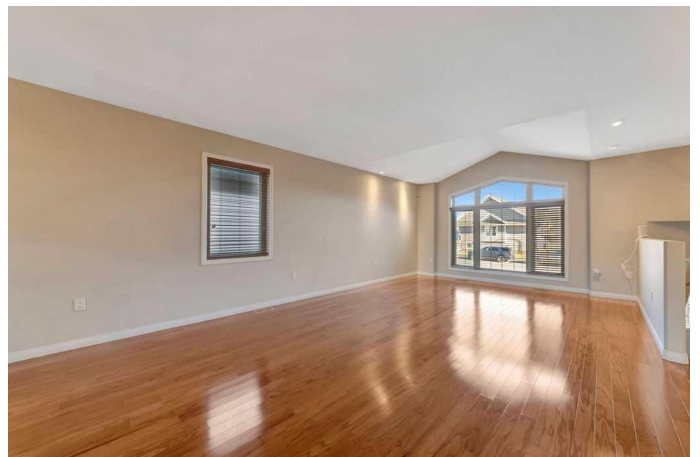
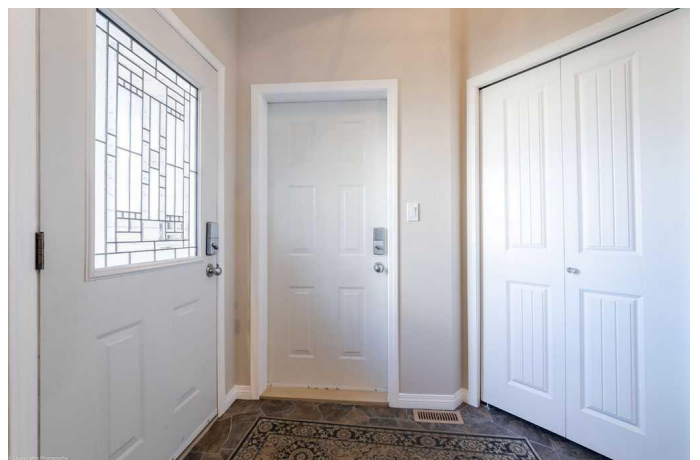
This move-in-ready family home offers the perfect blend of comfort, style, and convenience. Ideally located close to College Park School, Servus Sportsplex, the skate park, great restaurants, and shopping, it's perfect for families on the go.

The freshly painted basement and most of the upper level feature warm, neutral tones that create a welcoming atmosphere. The main floor boasts an open-concept layout with hardwood floors flowing through the living, dining, and kitchen areas. The kitchen is designed for both function and style, with ample cabinetry, generous prep space, and a corner pantry.

The main floor also includes a spacious primary bedroom with a walk-in closet and a private 3-piece ensuite, a second bedroom, and a full 4-piece bathroom.

Downstairs, large windows fill the fully finished basement with natural light. You'll find a large rec/family room, two generously sized bedrooms one with a walk-in closet, a 4-piece bathroom and a finished laundry room.

Step out from the dining room onto a private, covered deck with gas BBQ hook-up - ideal for relaxing or entertaining. The beautifully landscaped backyard includes garden boxes, a firepit, and plenty of room for kids and pets to play. Additional highlights include underground sprinklers, RV parking, and a double heated garage with a brand-new heater. Don't miss this one - it's the full package!



Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209819 |
| Price | \$469,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,263 |
| Acres | 0.14 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5307 16 Street |
| Subdivision | College Park |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 2J2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s) |
| Appliances | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Fruit Trees/Shrub(s), Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 6 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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