

\$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

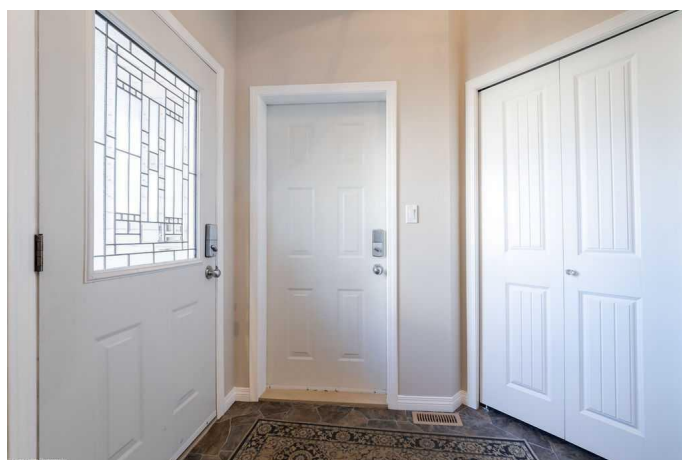
This move-in-ready family home offers the perfect blend of comfort, style, and convenience. Ideally located close to College Park School, Servus Sportsplex, the skate park, great restaurants, and shopping, it's perfect for families on the go.

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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