

\$364,900 - 5313 23 Street, Lloydminster

MLS® #A2094665

\$364,900

5 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.13 Acres

West Lloydminster City, Lloydminster, Alberta

Located in the heart of College Park, this charming and meticulously maintained home offers a perfect mix of convenience, comfort and style. Whether you're a first time home buyer or looking to downsize to something with minimal stairs, this property is ready to impress. Upon entering, you're greeted by a large foyer looking into the inviting living area flooded with natural light from the South facing windows and a comforting gas fireplace. The open concept layout seamlessly connects the living room, dining area and kitchen making it ideal for hosting gatherings or spending quality time with loved ones. The kitchen boasts modern white cabinetry, a breakfast bar and updated appliances with a gas line running to the stove if one would want to convert to a gas stove. With 3 bedrooms and 2 bathrooms on the main floor, this home offers plenty of room for a growing family or for those who need additional space for a home office or hobby room. The large primary bedroom includes an ensuite for added privacy and convenience. The main floor bathroom features an air jet tub and nice high ceilings. The basement is completely finished with 2 good sized bedrooms, additional bathroom and a massive family room. Outside, the backyard is a peaceful oasis where you can relax and soak up the sunshine. The covered deck is perfect for all weather bbqing or enjoying a morning cup of coffee. The yard is fully fenced providing a safe and secure space for children and pets to play. Underground sprinklers, RV



parking and a double attached garage are a few extra perks of this home. Located in a family friendly neighbourhood, this home offers easy access to schools, parks, shopping and dining options.

Built in 1994

Essential Information

MLS® #	A2094665
Price	\$364,900
Sold Price	\$358,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,315
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5313 23 Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2P9

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, RV Access/Parking

Interior

Interior Features	Central Vacuum, Dry Bar, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Water Heater, Range Hood,

	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 22nd, 2023
Date Sold	November 29th, 2023
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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