

\$439,900 - 201, 5305 14 Street, Lloydminster

MLS® #A2104133

\$439,900

3 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

Introducing a gem in the real estate market!

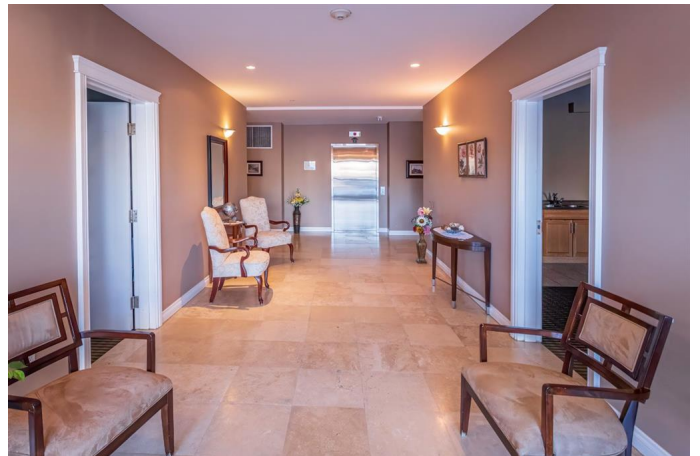
This executive condominium unit boasts features that set it apart from the rest. With three bedrooms, an open-concept layout, and a generous 2,100 square feet, this immaculate home is a dream come true.

Upon entering, you'll be greeted by the warmth of newer hardwood flooring and ceramic tile throughout. The upgraded finish package adds a touch of sophistication, complementing the inviting gas fireplace in the living area. The heart of the home is the custom kitchen with a large island and granite countertops, creating a perfect space for both cooking and entertaining.

Step out onto the large covered balcony and take in the surroundings. This west-facing unit ensures an abundance of natural light, creating a bright and airy atmosphere. The nine-foot ceilings add to the sense of spaciousness, while individual heating systems and central air conditioning guarantee your comfort year-round.

The 5 PC spa-like en-suite provides a luxurious retreat, and the thoughtful design with spacious walk-in-closet maximizes both style and functionality.

For those seeking a maintenance-free lifestyle, look no further. This home is a testament to convenience and elegance. The building itself



is equipped with a centrally located elevator, and this unit comes with 2 parking stalls (big enough for trucks) ensuring both comfort and accessibility.

Located in a prime spot near parks, bike paths, and the Servus Sports Centre, this property is perfect for those embracing an adult living lifestyle. The building offers additional perks, including a fitness room, on-site visitor parking and recreation/meeting room.

Don't miss the opportunity to experience this exceptional home for yourself. Schedule a viewing today and step into a lifestyle of comfort, style, and convenience!

Built in 2010

Essential Information

MLS® #	A2104133
Price	\$439,900
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	201, 5305 14 Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster

Province	Alberta
Postal Code	T9V 2K8

Amenities

Amenities	Elevator(s), Parking, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Garage Door Opener, Heated Garage, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Lot Description	Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 27th, 2024
Date Sold	May 11th, 2024
Days on Market	105
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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