

\$324,900 - 5228 23 Street, Lloydminster

MLS® #A2129254

\$324,900

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.12 Acres

West Lloydminster City, Lloydminster, Alberta

Welcome to this immaculate home that shows true pride of ownership. Located in the sought-after College Park neighborhood, this 4-bedroom gem is a must-see!

As you step inside, you'll immediately notice the bright, open concept with two skylights (recently re-sealed) and a vaulted ceiling. The kitchen, complete with an island and dining area, overlooks a cozy living room, making it perfect for family gatherings and entertaining friends. Hardwood flooring graces the main living area, adding a touch of warmth and elegance.

The upper floor features two spacious bedrooms, with the main bath offering direct access to the primary bedroom. The basement level is just as impressive, featuring a large family room, laundry area, two additional bedrooms, a 3-piece bath, and plenty of storage space.

This home boasts numerous upgrades, including hardwood plus tile flooring in the bathrooms, entryway, and kitchen, as well as an oak and wrought iron railing. Additional perks include central A/C, central vacuum with attachments, and six appliances.

The outdoor space is just as inviting with a landscaped yard featuring apple trees, a new deck, and a gazebo that stays. The private backyard is perfect for summer BBQs and



relaxing evenings.

With an attached garage and its close proximity to College Park School, this home is ideal for young families or empty nesters.

Donâ€™t miss out on this beautiful homeâ€”schedule your viewing today!

Built in 1990

Essential Information

MLS® #	A2129254
Price	\$324,900
Sold Price	\$322,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	5228 23 Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2R2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 5th, 2024
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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