

# \$349,900 - 5609 23 Street, Lloydminster

MLS® #A2158138

## \$349,900

5 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Immediate possession is possible with this 1285 square foot bi-level home located in College Park. This immaculate home features 3 bedrooms on the main floor and two bedrooms in the basement, south facing kitchen and deck in to a private backyard is sure to impress.. so too will the covered area under your deck for easy barbequing when the weather isn't cooperating. Recent flooring upgrades to vinyl plank in the basement and the main floor. Also a huge benefit to any owner is the huge front door entry and the oversized 24' by 24' attached garage with overhead door in to the backyard for additional boat or quad storage.

Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2158138    |
| Price          | \$349,900   |
| Sold Price     | \$344,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,285       |
| Acres          | 0.14        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5609 23 Street |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2V5        |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Vaulted Ceiling(s), Walk-In Closet(s)                                                     |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Lawn, Irregular Lot, Treed |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2024 |
| Date Sold      | August 29th, 2024 |
| Days on Market | 14                |
| Zoning         | R1                |
| HOA Fees       | 0.00              |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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