# \$357,500 - 5309 23 Street, Lloydminster

MLS® #A2168318

## \$357,500

4 Bedroom, 3.00 Bathroom, 1,220 sqft Residential on 0.13 Acres

College Park, Lloydminster, Alberta

Welcome to this charming 4-bedroom, 3-bathroom bungalow located in the highly sought-after College Park neighborhood. Just a short walk from College Park School, this home offers the perfect blend of comfort and convenience.

Inside, the main floor features an open and airy kitchen and dining area, complete with an island and easy access to the backyard. You'll also find a cozy living room, a 4-piece bathroom, a spacious master bedroom with its own 3-piece ensuite, and two additional bedrooms.

The lower level boasts a large family room, a bonus games room, another generously sized bedroom, a 4-piece bath, plus convenient storage and laundry rooms.

The fully fenced, south-facing backyard is perfect for outdoor enjoyment, with a 16x20 deck and a garden shed for extra storage. To top it off, there's a double attached garage.

This well-kept home is surrounded by parks, playgrounds, and is located on the same block as College Park School – perfect for families!

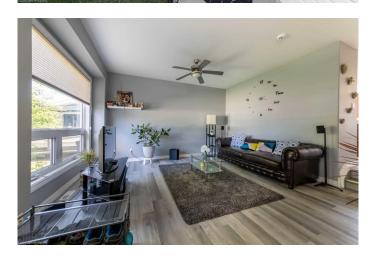
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#### Built in 1995

#### **Essential Information**







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Price \$357,500

Sold Price \$347,100

Bedrooms 4
Bathrooms 3.00

Full Baths 3

Square Footage 1,220 Acres 0.13 Year Built 1995

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

# **Community Information**

Address 5309 23 Street
Subdivision College Park
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V2R1

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features Kitchen Island, Laminate Counters

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Few Trees, Lawn, Interior Lot, Level

Roof Asphalt Shingle
Construction Brick, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed September 24th, 2024

Date Sold October 15th, 2024

Days on Market 21

Zoning R1

HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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