

# \$423,999 - 5601 22nd Street Close, Lloydminster

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MLS® #A2179869

**\$423,999**

3 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.18 Acres

College Park, Lloydminster, Alberta

Discover this stunning executive bungalow nestled in a family-friendly neighborhood near College Park School. Step inside to a welcoming entrance that leads to an open-concept main floor. The impressive kitchen boasts stainless steel appliances, ample cabinetry, a modern backsplash, and a practical island—perfect for culinary enthusiasts. Floor-to-ceiling arched windows flood the space with natural light and offer serene views of the backyard. A heated sunroom adds year-round comfort, creating a cozy retreat for relaxation. The spacious master suite features a luxurious Jacuzzi tub and ensuite, while the living room, complete with a gas fireplace and built-in TV/stereo wiring, is ideal for entertaining. Stylish hardwood and cork flooring flow throughout the main floor living areas. The finished lower level offers plenty of space, complete with an L-shaped bar and a large rec room—perfect for hosting game-day gatherings. The heated double attached garage includes a convenient fourth bathroom. Recent updates include new shingles in 2021, showcasing the pride of ownership. This gem is truly a must-see!



Built in 1998

## Essential Information

MLS® #                      A2179869

Price                        \$423,999

|                |             |
|----------------|-------------|
| Sold Price     | \$401,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,596       |
| Acres          | 0.18        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5601 22nd Street Close |
| Subdivision | College Park           |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 2W2                |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Parking Pad |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Jetted Tub, Kitchen Island, See Remarks, Storage               |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 2                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, See Remarks                                                                  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Corner Lot, Cul-De-Sac, Law |
| Roof            | Asphalt Shingle             |
| Construction    | Wood Frame                  |
| Foundation      | Wood                        |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Date Sold      | April 5th, 2025     |
| Days on Market | 138                 |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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