

# \$379,900 - 3, 5802 24 Street, Lloydminster

MLS® #A2263771

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.11 Acres

College Park, Lloydminster, Alberta

Welcome to Unit 3 in this quiet, 55+ community in the heart of College Park. This beautifully maintained home features a bright and spacious layout, with wall-to-wall windows in the living and dining areas, filling the main floor with natural light. Enjoy the warmth of hardwood floors throughout the main level, a front office with sunny southwest views, and a convenient main floor laundry.

The primary bedroom features direct access to a 4-piece bathroom and an oversized walk-in closet. Downstairs, the fully finished basement features a cozy family room with a gas fireplace, two additional bedrooms, a full 4-piece bathroom, and ample storage space.

Enjoy low-maintenance living with condo fees that cover lawn care, snow removal, and reserve fund contributions. The yard is beautifully manicured, perfect for relaxing with your morning coffee or entertaining guests. 3D Virtual Tour Available!

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2263771  |
| Price      | \$379,900 |
| Sold Price | \$379,900 |
| Bedrooms   | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,048         |
| Acres          | 0.11          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 5802 24 Street |
| Subdivision | College Park      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 2Z6           |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | None                                                                     |
| Parking Spaces | 2                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated, Paved, Parking Pad |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Walk-In Closet(s)                                                                                              |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full                                                                                                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Yard, Landscaped, Lawn, Cul-De-Sac, Front Yard, Irregular Lot, |

|              |                                 |
|--------------|---------------------------------|
|              | Treed                           |
| Roof         | Asphalt Shingle                 |
| Construction | Vinyl Siding, Wood Frame, Brick |
| Foundation   | Wood                            |

### **Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | October 16th, 2025    |
| Date Sold      | October 28th, 2025    |
| Days on Market | 12                    |
| Zoning         | Row House Residential |
| HOA Fees       | 453.00                |
| HOA Fees Freq. | MON                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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