5510 16 Street
Lloydminster, Alberta

MLS # A2245616
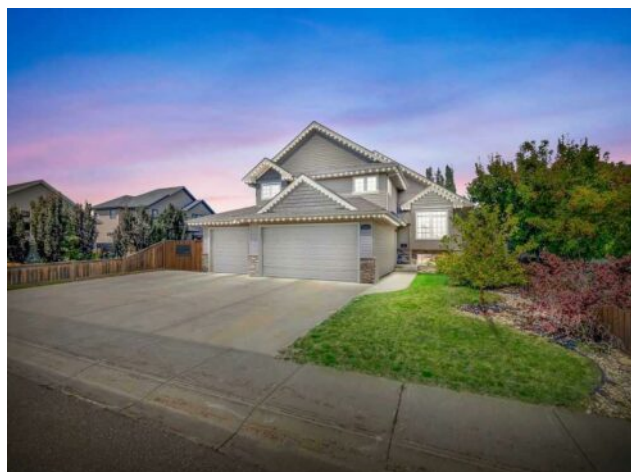
$639,950

Division:	College Park
Type:	Residential/House
Style:	Modified Bi-Level
Size:	1,596 sq.ft.
Age:	2012 (13 yrs old)
Beds:	5
Baths:	3
Garage:	Triple Garage Attached
Lot Size:	0.16 Acre
Lot Feat:	Rectangular Lot, Street Lighting

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Welcome to this beautifully designed modified bi-level in College Park, just steps away from the K–9 school and surrounded by parks, walking paths, and friendly neighbors. This home offers great curb appeal and incredible functionality with a triple attached heated garage plus additional RV parking. Inside, the main floor features an open concept layout with hardwood and tile flooring, a cozy living room, and a spacious kitchen/dining area complete with a center island, perfect for hosting or family meals. Two bedrooms and a 4-piece bath complete the main level. Just a few steps up, you'll find a private primary suite with a large walk-in closet and a relaxing ensuite featuring a tiled shower, corner jacuzzi tub, and a generous vanity. The basement is fully finished and offers a comfortable family room, two additional bedrooms, another bathroom, and a dedicated laundry room. Enjoy the outdoors in your screened-in seating area with natural gas BBQ hookup, and a concrete patio perfect for relaxing or entertaining. The private, landscaped backyard adds the final touch to this ideal family home.