

5504 14 Street  
Lloydminster, Alberta

MLS # A2254115



\$549,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Modern comfort meets low-maintenance living in this stunning College Park home. Featuring a triple attached garage, beautifully landscaped yard with artificial turf—no mowing required! Inside, enjoy a sleek, modern kitchen with rich dark cabinetry, quartz countertops, and a stylish accent island. The main level offers vaulted ceilings with pot lights, central A/C, and direct yard access off the living room. There are two bedrooms up, including a spacious primary suite with a walk-in closet and a custom walk-in shower. The finished basement features two additional bedrooms, a 4-piece bathroom, a spacious family room with a nook, and durable vinyl plank flooring throughout. 3D Virtual Tour Available.