

# \$529,900 - 5235 13 Street, Lloydminster

MLS® #A2221596

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.19 Acres

College Park, Lloydminster, Alberta

The moment you walk through the front door of this home you will agree that its condition and extreme livability meets and exceeds all your expectations in a home in this price range. This modified bi-level measures 1343 square feet above grade and is located on a pie shaped lot on a non-busy street. Attention to detail is one of the predominant feelings you will have when you inspect the well-manicured lawn, composite two-tiered deck, shrub beds trimmed with quick curb to allow mowing a breeze... but that's not all. Inside you are greeted with large living space on the main floor with open concept from your kitchen to the living room- making living and entertaining a breeze. Neutral and modern wall colors show the space off perfectly, as do the newer kitchen counter tops and granite sink. The garage is 22' wide and 24' deep and has built-in cupboards for storage/heater/floor drain. The basement is fully developed and also shows very well- this one won't last long!! Extra features: concrete RV parking pad, central air conditioning, no direct backyard neighbours and more...

Built in 2011

## Essential Information

MLS® # A2221596

Price \$529,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,343             |
| Acres          | 0.19              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5235 13 Street |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2K1        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Irregular Lot, Lawn, Treed |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 2              |
| Zoning         | R1             |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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