

# \$534,900 - 5502 15 Street, Lloydminster

MLS® #A2237436

**\$534,900**

5 Bedroom, 4.00 Bathroom, 1,850 sqft  
Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to College Park living! This beautifully upgraded 1,850 sq. ft. two-storey home sits on a quiet corner lot and offers exceptional comfort, space, and style. The open-concept main floor features rich hardwood and tile flooring, wide baseboards, Quartz countertops, undermount sink and newer LG stainless steel appliances. A 2-piece bath and main floor laundry with built-in cabinetry add everyday convenience. The oversized double attached heated garage (25' x 26') includes hot and cold water taps and a floor sump—perfect for year-round functionality. Upstairs, enjoy a spacious bonus room with a cozy gas fireplace, a 4-piece bath, and three bedrooms, including the generous sized primary suite with luxurious ensuite featuring a jetted jacuzzi tub and separate shower. The fully finished basement provides two additional bedrooms, another full bath, a large family room, and ample storage—ideal for guests, teens, or a home office. Additional upgrades include a hardwood staircase with iron railings, triple-glazed windows, central A/C, and upgraded cabinets/quartz counter tops throughout all spaces. This home blends quality craftsmanship with modern features—book your showing today!

Built in 2011

## Essential Information

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Price	\$534,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5502 15 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	8
Zoning	R1

**Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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