

# \$474,900 - 5313 16 Street, Lloydminster

MLS® #A2219012

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully finished bi-level in one of Lloydminster's most desirable neighbourhoods—College Park. Thoughtfully designed and move-in ready, this home offers comfort, functionality, and style for your busy family. Step inside to a warm and inviting main floor, where rich hardwood flooring flows through a bright, open-concept living area. A vaulted ceiling adds to the spacious feel, while the kitchen impresses with granite countertops, an eating bar, gas stove, and ample cabinetry—ideal for everything from quick breakfasts to hosting guests. The main level features three well-sized bedrooms, including a very spacious primary suite that comfortably fits a king bed with room to spare. It's complete with a 4-piece ensuite and a large walk-in closet—your personal retreat at the end of a long day. Downstairs, the fully finished basement offers two more large bedrooms, a full bath, and an expansive family room with space to relax, entertain, or create your dream rec room setup. Outside, enjoy summer evenings on your two-tiered deck in a fully fenced and landscaped yard. Raised garden beds provide the perfect spot to grow fresh produce, and the garden shed keeps tools tucked away. The finished, heated garage is a standout, with hot/cold water taps, built-in cabinetry, and a floor sump—ready for whatever life throws at it. This home checks all the boxes—space, upgrades, location, and a layout that works for every stage of life. Don't miss the chance to make it yours!



Built in 2009

## Essential Information

MLS® #	A2219012
Price	\$474,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5313 16 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J2

## Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R1

**Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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