

\$399,900 - 5240 15 Street, Lloydminster

MLS® #A2258618

\$399,900

5 Bedroom, 3.00 Bathroom, 1,125 sqft
Residential on 0.13 Acres

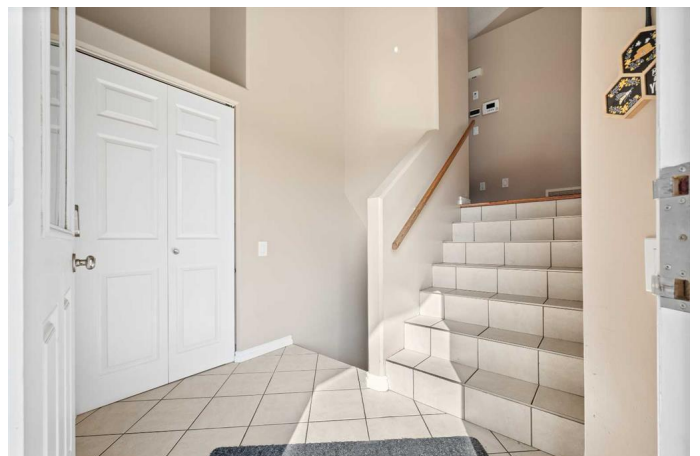
College Park, Lloydminster, Alberta

Welcome to this 5 bedroom home in beautiful College Park! Excellent for the growing family, this bi-level offers a smart layout with 3 bedrooms and 2 bathrooms on the main floor, plus an open concept kitchen, dining and living room—perfect for family time and entertaining. The kitchen provides plenty of counter space and a walk-in pantry, making meal prep a breeze. Downstairs, you’ll appreciate the large windows that fill the basement with natural light, along with a huge family room where the kids can play or you can enjoy cozy movie nights. The basement also includes 2 more spacious bedrooms and a full 4-piece bathroom. The heated double attached garage comes complete with a floor sump and hot/cold taps—great for busy families year-round. Step outside to the fenced backyard where summer evenings are best spent on the 2-tiered deck, and there’s even RV parking for all your extra toys. This home checks all the boxes for family living—spacious, functional, and in a desirable neighborhood close to schools, parks, and amenities.

Built in 2008

Essential Information

MLS® #	A2258618
Price	\$399,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,125
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5240 15 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2J1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.