

# \$549,900 - 5212 15 Street, Lloydminster

MLS® #A2216308

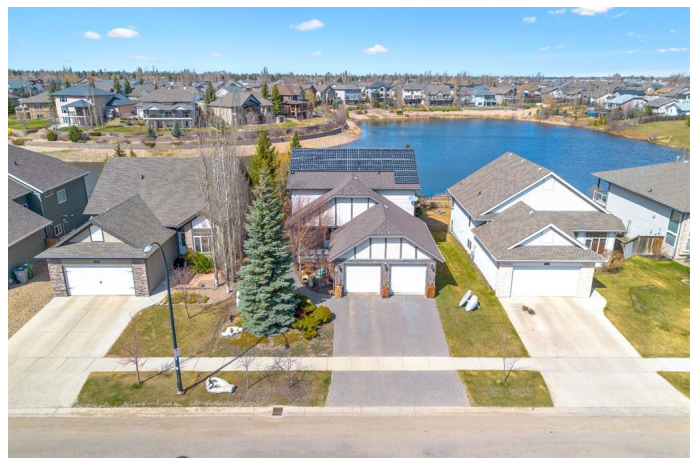
**\$549,900**

2 Bedroom, 4.00 Bathroom, 2,487 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

Welcome to this beautifully crafted custom two-story home, perfectly positioned to back onto the tranquil College Park Lake. Designed for modern living with sustainability in mind, this energy-efficient property features solar panels, ICF block foundation, triple pane windows and thoughtful finishes throughout. Step into the heart of the home—a stunning custom kitchen featuring a six-burner gas range, double wall ovens, concrete countertops, oversized sink, and a large butcher block prep area. A spacious walk-in pantry keeps everything within reach while maintaining a clean aesthetic. Whether you’re hosting dinner or enjoying quiet family meals, this kitchen is built to impress. The open main level enjoys gorgeous natural light through north-facing windows and offers seamless flow to the low-maintenance yard, which includes underground sprinklers - ideal for relaxing or entertaining. Upstairs, you’ll find a serene master retreat with walk-in closet and a peaceful ensuite, plus a second bedroom and a convenient laundry room. A bright second-level family room overlook the lake, offering inspiring views all year long. The partially finished basement offers plenty of potential for future development, while the attached 24’ x 28’ garage includes a 220V plug and EV charger—perfect for modern vehicle needs. Don’t miss your chance to own this unique, lake-backing home that blends custom craftsmanship, energy efficiency, and premium comfort.



Built in 2009

## Essential Information

MLS® #	A2216308
Price	\$549,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,487
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	5212 15 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0Y2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, No Neighbours Behind, Other, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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