

# \$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

MLS® #

A2237436



|                |             |
|----------------|-------------|
| 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 | 51             |
| Zoning         | R1             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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