

5235 19 Street
Lloydminster, Alberta

MLS # A2213948

\$597,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Treed, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Step into this stunning College Park home that checks all the boxes! With over 1,600 sq. ft. of living space, it offers three bedrooms up, one down, and a walkout basement that backs right onto greenspace, walking trails, and a park—perfect for multi-generational living or a future granny suite with its separate entry. You’ll find rich American cherry hardwood floors, birch kitchen cabinets, a fully electrified island, and a spacious pantry. The primary bedroom features a jetted tub ensuite and a walk-in closet for that extra touch of comfort. Enjoy the warmth of in-floor heat in the basement and the oversized double-attached garage. Other perks include an updated hot water tank, underground sprinklers, RV parking and a fully landscaped yard front to back. Move-in ready with room to grow. 3D Virtual Tour Available!