

5212 15 Street  
Lloydminster, Alberta

MLS # A2216308

\$549,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, No Neighbours Behind, Other, Underground Sprinklers		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: Pots in the yard can stay.

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.