

5803 20 StreetClose  
Lloydminster, Alberta

MLS # A2251100

\$535,000

Division:	College Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,304 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Drive Through, Garage Door Opener, Heated Garage, Pa		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Exterior Gemstone lights

Located in a quiet cul-de-sac in the highly sought-after neighborhood of College Park, this beautifully maintained modified bi-level offers the perfect blend of comfort, space, and functionality. The standout feature is the heated 24x32 triple car garage, complete with a convenient drive-thru bay into the backyard&mdash;ideal for storing toys, trailers, or working on projects. Inside, the main floor features an open-concept layout with a spacious kitchen, large island, and a seamless flow into the dining area and living room&mdash;perfect for both everyday living and entertaining. Two bedrooms and a 4-piece bathroom complete this level. Upstairs, the private primary suite includes a generously sized walk-in closet and a 3-piece ensuite, offering a peaceful retreat. The fully developed basement provides even more living space with two additional bedrooms and a large family room, highlighted by a gorgeous feature wall with a decorative electric fireplace, built-in shelving, and accent lighting. It&rsquo;s a cozy and inviting space for movie nights or hosting guests. Step out onto the covered deck and enjoy the beautifully landscaped backyard with mature trees and plenty of space to relax or entertain. This home backs onto an open field, offering added privacy and no immediate rear development for years to come. Additional features include central air conditioning, a central vacuum system with attachments, an air exchanger, underground sprinklers, and permanent exterior LED Gemstone lights&mdash;providing year-round curb appeal with minimal effort. This move-in-ready home truly has it all in one of the city's most desirable areas.