

# \$597,900 - 5235 19 Street, Lloydminster

MLS® #A2213948

**\$597,900**

4 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.16 Acres

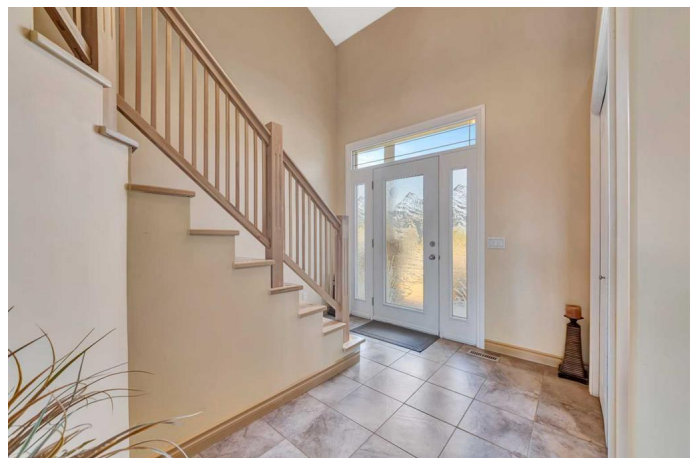
College Park, Lloydminster, Alberta

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 parkâ€™perfect for multi-generational living or a future granny suite with its separate entry. Youâ€™™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!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213948  |
| Price          | \$597,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,692     |
| Acres          | 0.16      |



|            |             |
|------------|-------------|
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5235 19 Street |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2H1        |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, Pantry, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 17            |
| Zoning         | R1            |

## Listing Details

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

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