

\$549,900 - 5212 15 Street, Lloydminster

MLS® #A2216308

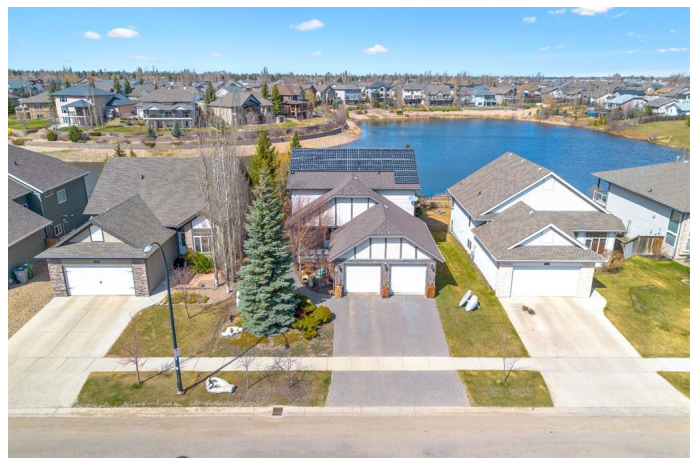
\$549,900

2 Bedroom, 4.00 Bathroom, 2,487 sqft

Residential on 0.15 Acres

College Park, Lloydminster, Alberta

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.



Built in 2009

Essential Information

MLS® #	A2216308
Price	\$549,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,487
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5212 15 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0Y2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, No Neighbours Behind, Other, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	April 30th, 2025
Days on Market	18
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.