

# \$474,900 - 5606 14 Street, Lloydminster

MLS® #A2163129

**\$474,900**

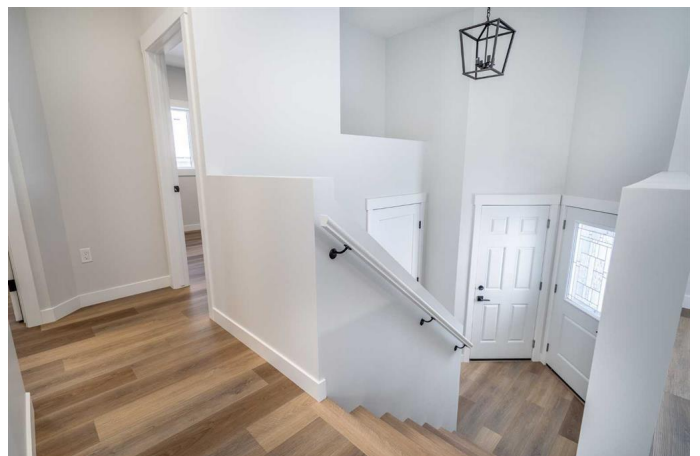
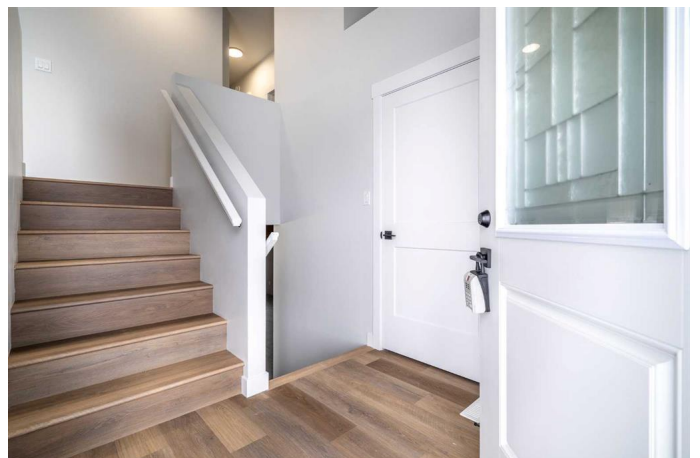
3 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.12 Acres

College Park, Lloydminster, Alberta

START NEW with this 1236 square foot bi-level home located in the quiet location of College Park - south side of Lloydminster...You will love the way this floor plan lays out with 3 bedrooms on the main floor, two bathroom, open concept living room/kitchen/dining room, large walk in closet off master bedroom, nine foot ceilings on the main floor plus so much more!! This home will check all your boxes and gives you room to grow as you need more space to future develop the basement. New construction means no deferred maintenance and with the maintenance free exterior, you should live hassle free in this brand new home. This package features attached garage, double concrete driveway and 4 appliances as part of the package- located beside a walk way which means you will have only one next door neighbor directly beside you! NOTE: Basement finish can be accommodated at an additional price.

Built in 2024



## Essential Information

MLS® #	A2163129
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,236

Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5606 14 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	September 5th, 2024
Days on Market	241

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.