

\$549,900 - 5212 15 Street, Lloydminster

MLS® #A2216308

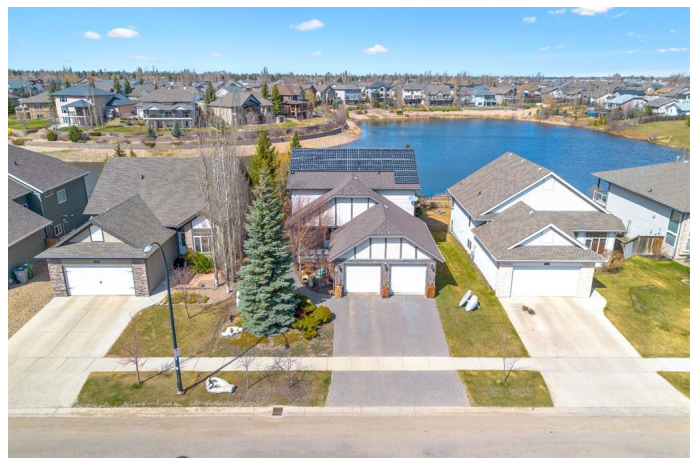
\$549,900

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 | 31 |
| Zoning | R1 |

Listing Details

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

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