

# \$639,950 - 5510 16 Street, Lloydminster

MLS® #A2245616

## \$639,950

5 Bedroom, 3.00 Bathroom, 1,596 sqft  
Residential on 0.16 Acres

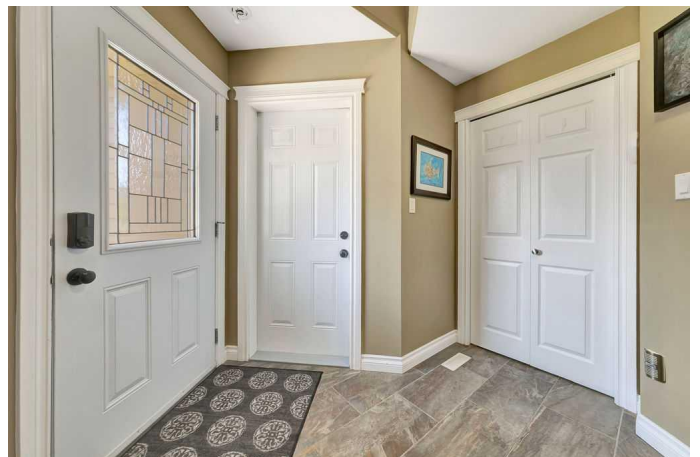
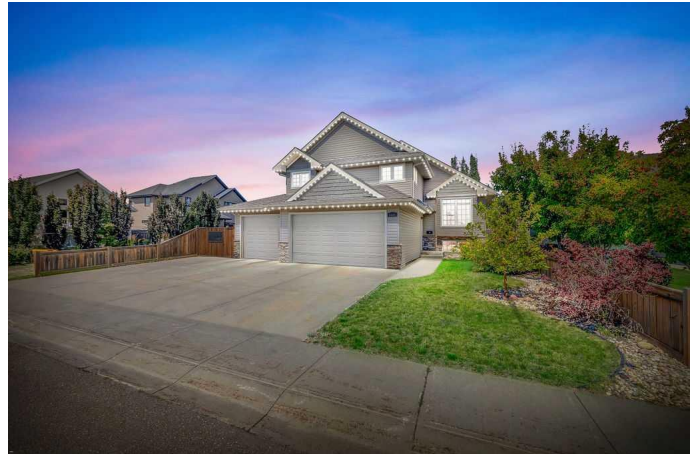
College Park, Lloydminster, Alberta

Welcome to this beautifully designed modified bi-level in College Park, just steps away from the K&#8220;9 school and surrounded by parks, walking paths, and friendly neighbors.

This home offers great curb appeal and incredible functionality with a triple attached heated garage plus additional RV parking. Inside, the main floor features an open concept layout with hardwood and tile flooring, a cozy living room, and a spacious kitchen/dining area complete with a center island, perfect for hosting or family meals. Two bedrooms and a 4-piece bath complete the main level.

Just a few steps up, you'll find a private primary suite with a large walk-in closet and a relaxing ensuite featuring a tiled shower, corner jacuzzi tub, and a generous vanity. The basement is fully finished and offers a comfortable family room, two additional bedrooms, another bathroom, and a dedicated laundry room.

Enjoy the outdoors in your screened-in seating area with natural gas BBQ hookup, and a concrete patio perfect for relaxing or entertaining. The private, landscaped backyard adds the final touch to this ideal family home.



Built in 2012

## Essential Information

MLS® #                      A2245616

Price	\$639,950
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	5510 16 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3L3

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                August 4th, 2025  
Days on Market            1  
Zoning                      R1

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

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