

# \$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&#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.

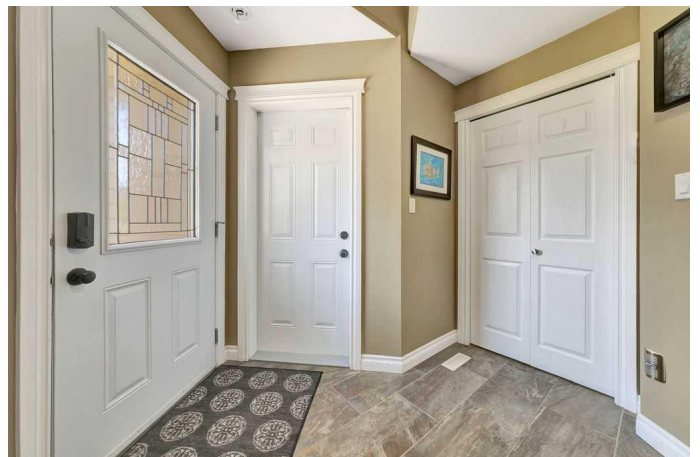
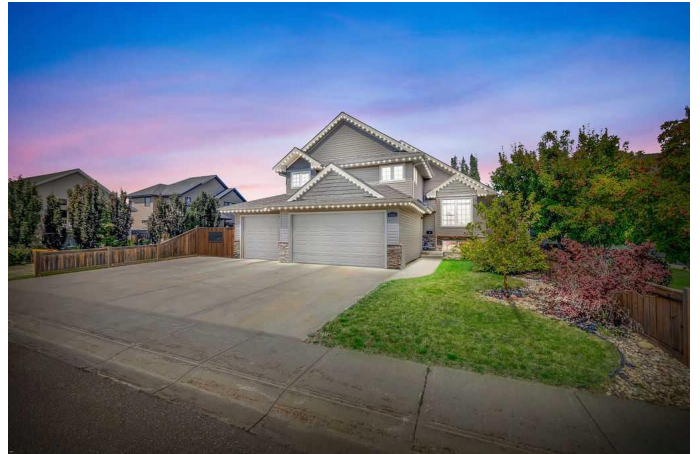
Enjoy the outdoors in your screened-in seating area with natural gas BBQ hookup, and a concrete patio perfect for relaxing or entertaining. The private, landscaped backyard adds the final touch to this ideal family home.

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            6  
Zoning                      R1

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

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