



**5510 16 Street , Lloydminster, Alberta - \$624,950**



Main Photo

## Property Description

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.

**REALTOR Referral**

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