

# \$847,900 - 5308 21 Streetclose, Lloydminster

MLS® #A2244981

**\$847,900**

5 Bedroom, 4.00 Bathroom, 2,404 sqft

Residential on 0.00 Acres

College Park, Lloydminster, Alberta

Welcome to your dream home perfectly positioned in a family orientated cul-de-sac, backing directly onto College Park School. Whether you have school-aged children or just appreciate the serenity of a quiet, well-established neighborhood, this location offers an unbeatable combination of convenience, privacy, and community.

Step inside to discover an impressive open-concept layout where the kitchen, dining, and living areas flow seamlessly, perfect for everyday living and effortless entertaining. The kitchen features a full walk-through pantry conveniently located just off the garage for easy grocery drop-off. Enjoy the warmth and elegance of engineered hardwood flooring throughout the main level, complemented by ceramic tile in all bathrooms and the front entrance for durability and style.

The oversized dining area offers plenty of space for family dinners and gatherings, while the living room opens onto a spectacular 12x30 rear deck that is partially covered for year-round enjoyment. The covered portion features pull-down 3 season screens on three sides, giving you the best of indoor-outdoor living with total flexibility.

Upstairs, you'll find three spacious bedrooms, including two that share a well appointed Jack and Jill bathroom, ideal for growing families. The primary suite is a true



retreat, complete with a 5-piece ensuite and convenient upper-floor laundry just steps away.

The fully developed lower level adds even more space with two additional bedrooms, a large bathroom, and a generous second living area, perfect for guests or teens.

Outside, the mature, beautifully landscaped yard is equipped with underground irrigation, offering a peaceful setting with plenty of room to relax or entertain.

The triple attached heated garage is complete with custom epoxy flooring, metal storage cabinets, hot/cold water sink, and even a drive-through bay for added functionality. This is a one-of-a-kind opportunity in a location that rarely comes available. Homes like this do not come up often, donâ€™t miss the chance to make it yours. Seller is a licensed realtor in Alberta & Saskatchewan.     New boiler 2025 & New air conditioner 2023

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244981    |
| Price          | \$847,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,404       |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5308 21 Streetclose |
| Subdivision | College Park        |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V3G4              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Crown Molding |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven, Disposal                      |
| Heating           | Boiler, Fireplace(s), Forced Air, Natural Gas                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Gutters, RV Hookup                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                                                                                |
| Construction      | Stucco                                                                                                                         |
| Foundation        | Wood                                                                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 19              |
| Zoning         | R1              |

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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