

\$309,900 - 5304b Street, Lloydminster

MLS® #A2244246

\$309,900

3 Bedroom, 3.00 Bathroom, 1,015 sqft
Residential on 0.11 Acres

College Park, Lloydminster, Alberta

Welcome to this delightful and versatile home offering the perfect blend of comfort, function and opportunity. The main floor features 2 generously sized bedrooms and 2 full bathrooms, including the 4 piece ensuite, making it perfect for families or downsizers seeking ease and privacy. Enjoy the bright and open main living area with seamless flow into the kitchen and dining area. Step outside to your large fenced backyard, a true outdoor oasis complete with a spacious deck, perfect for summer BBQs, and a storage shed for all your tools and toys. Downstairs, you will find a non conforming secondary suite accessible from the home's single main entrance, with a locked door at the bottom of the stairs for added separation and privacy. This level features a shared laundry, a cozy living room with gas fireplace and an additional bedroom, an ideal setup for a nanny, aging parents, college aged kids or guests. Whether you need extra space or are looking for income potential this flexible lower level adds real value to the home. This is a rare opportunity to own a home that adapts to your life while offering comfort, privacy, and room to grow. Don't miss your chance to make it yours! Seller is a licensed realtor in Alberta & Saskatchewan **Photos are prior to current tenants**

Built in 2012

Essential Information



MLS® #	A2244246
Price	\$309,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,015
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5304b Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2k1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Driveway, None

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	July 29th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
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