

# \$434,900 - 5303 23 Street, Lloydminster

MLS® #A2257964

**\$434,900**

4 Bedroom, 3.00 Bathroom, 1,813 sqft

Residential on 0.12 Acres

College Park, Lloydminster, Alberta

This is the one you have been waiting for. A home so well cared for and offering so much above grade square footage that you will agree- this is your new home! This 1813 square foot home is ready for immediate occupancy- with 3+1 bedrooms it offers all the room a growing family needs. The open concept living area easily conforms to all aspects of life and social setting.. you will love this home!!

Improvements over the years include newer siding, windows, fascia, soffit, eavestrough, street side

overhead garage door. Inside you will find a cooks kitchen, with lots of raised panel solid wood door

kitchen cabinets, newer counter top, newer granite sink, newer lighting throughout the main floor,

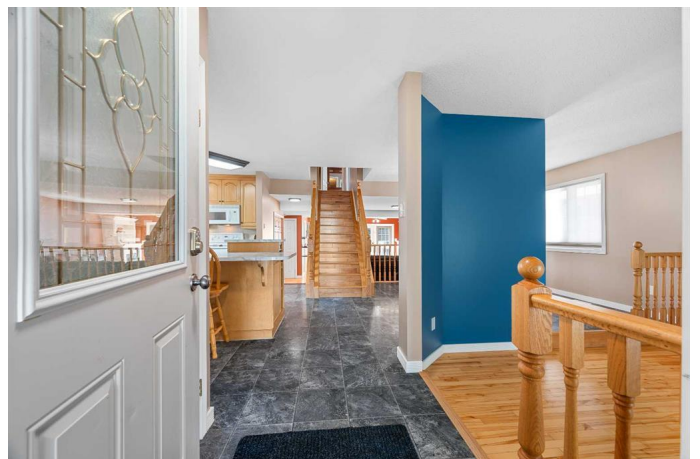
newer furnace plus so much more. this home features easy laundry just off the main floor in a 2 piece

bathroom, private backyard, drive through garage doors to the backyard, gas fireplace in the 3rd level

family room facing the back yard, HUGE shed for storage- this home is a please to view and we know

you will love it as much as we do.

Built in 1987



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257964      |
| Price          | \$434,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,813         |
| Acres          | 0.12          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5303 23 Street |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2P9        |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Insulated, Heated Garage |
| # of Garages   | 2                                                |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, See Remarks                                             |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Partial                                                                                                   |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Irregular Lot, Lawn, Treed |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 52                   |
| Zoning         | R1                   |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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