

# \$569,900 - 5504 14 Street, Lloydminster

MLS® #A2223053

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.14 Acres

College Park, Lloydminster, Alberta

Step into luxury living with this nearly new, fully finished bungalow in the highly desirable College Park Neighbourhood. Blending modern elegance with effortless functionality, this turn key dream home offers all the benefits of new construction—without any of the work!

Enjoy year-round comfort with central air conditioning and a triple attached heated garage, perfect for all your storage and vehicle needs. The low-maintenance artificial turf yard and completed deck with privacy screen mean more time spent relaxing and entertaining, and less time on upkeep.

Inside, the open-concept main living area is a showstopper, featuring a designer kitchen with black stainless steel appliances, striking herringbone tile backsplash, quartz countertops, open shelving, and a sleek range hood—all combining to create a space that's as functional as it is beautiful.

The main floor includes two spacious bedrooms, including a primary suite with a custom-tiled shower and walk-in closet. Downstairs, you'll find vinyl flooring throughout, two more bedrooms, a large rec room, and a dedicated office space—perfect for today's flexible lifestyle.

From top to bottom, this home feels like it's straight out of a magazine. Whether



you're looking to entertain, relax, or simply enjoy low-maintenance living in a beautifully finished home, this one has it all.

Act fast—this exceptional property in College Park won't last long!

Built in 2020

**Essential Information**

MLS® #	A2223053
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,157
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5504 14 Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3T5

**Amenities**

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 21st, 2025
Days on Market	78
Zoning	R1

## Listing Details

Listing Office	2 PERCENT REALTY ELITE
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