

# \$423,999 - 5601 22nd Street Close, Lloydminster

MLS® #A2179869

**\$423,999**

3 Bedroom, 3.00 Bathroom, 1,596 sqft  
Residential on 0.18 Acres

College Park, Lloydminster, Alberta

Discover this stunning executive bungalow nestled in a family-friendly neighborhood near College Park School. Step inside to a welcoming entrance that leads to an open-concept main floor. The impressive kitchen boasts stainless steel appliances, ample cabinetry, a modern backsplash, and a practical island—perfect for culinary enthusiasts. Floor-to-ceiling arched windows flood the space with natural light and offer serene views of the backyard. A heated sunroom adds year-round comfort, creating a cozy retreat for relaxation. The spacious master suite features a luxurious Jacuzzi tub and ensuite, while the living room, complete with a gas fireplace and built-in TV/stereo wiring, is ideal for entertaining. Stylish hardwood and cork flooring flow throughout the main floor living areas. The finished lower level offers plenty of space, complete with an L-shaped bar and a large rec room—perfect for hosting game-day gatherings. The heated double attached garage includes a convenient fourth bathroom. Recent updates include new shingles in 2021, showcasing the pride of ownership. This gem is truly a must-see!



Built in 1998

## Essential Information

MLS® #	A2179869
Price	\$423,999

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5601 22nd Street Close
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2W2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Kitchen Island, See Remarks, Storage, Jetted Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Private Yard
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Lot Description Cul-De-Sac, Lawn, Treed, Co  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Wood

### Additional Information

Date Listed November 18th, 2024  
Days on Market 114  
Zoning R1



### Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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