

**5606 14 Street**  
**Lloydminster, Alberta**

**MLS # A2163129**



**\$474,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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START NEW with this 1236 square foot bi-level home located in the quiet location of College Park - south side of Lloydminster...You will love the way this floor plan lays out with 3 bedrooms on the main floor, two bathroom, open concept living room/kitchen/dining room, large walk in closet off master bedroom, nine foot ceilings on the main floor plus so much more!! This home will check all your boxes and gives you room to grow as you need more space to future develop the basement. New construction means no deferred maintenance and with the maintenance free exterior, you should live hassle free in this brand new home. This package features attached garage, double concrete driveway and 4 appliances as part of the package- located beside a walk way which means you will have only one next door neighbor directly beside you! NOTE: Basement finish can be accommodated at an additional price.