

# \$579,900 - 5227 21 Streetclose, Lloydminster

MLS® #A2208818

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,805 sqft  
Residential on 0.16 Acres

College Park, Lloydminster, Alberta

From the moment you step into the heated tile foyer, you'll feel it's this isn't just a house, it's a home made for making memories. Kids kick off their boots after a snowy day, and the laundry room tucked just around the corner makes those muddy moments a breeze to clean up.

Head upstairs and discover a cozy little den—a quiet spot perfect for finishing up work, curling up with a good book, or even housing a collection of board games for family nights.

The heart of the home is where you'll gather most: a great room warmed by a stunning stone gas fireplace, framed by built-in bookcases and cupboards ready for family photos, favorite novels, and holiday decorations. Vaulted ceilings create an airy, open feel.

The kitchen is truly the soul of this space, ready for pancake mornings and holiday feasts. With a gas stove featuring a built-in grill, a corner pantry, and a spacious eat-up island, it's designed for connection and conversation. Just off the dining room, there's the perfect nook for a coffee bar—your morning ritual just got an upgrade.

A main floor bedroom and office offer flexibility—ideal for guests, teens, or working from home—plus a nearby 4-piece bathroom for convenience.

When the day winds down, retreat to your private sanctuary upstairs. The primary suite is warm and welcoming with its own corner tiled



fireplace, a spacious walk-in closet, and a luxurious ensuite: heated tile floors, dual vanities with a raised makeup station, a jetted tub for soaking, and a large stand-up shower. It's your personal retreat, designed for rest and recharge.

Downstairs, a large family room invites movie marathons, kids' sleepovers, and game nights. Two additional bedrooms and another full bathroom make it perfect for growing families or hosting loved ones.

Outside, the magic continues. Your oversized yard is peaceful and private, surrounded by mature trees. The stone patio features a secluded hot tub—just imagine quiet nights under the stars. The heated double attached garage has a second bay that opens to the backyard, making yard work or hobby projects a dream.

This modified bi-level is more than just a layout—it's a lifestyle. A home where every corner is crafted with comfort, connection, and family in mind.

Come see it for yourself. Your story begins here.

Built in 2006

### **Essential Information**

MLS® #	A2208818
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,805
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	5227 21 Streetclose
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3G3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.