

\$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,

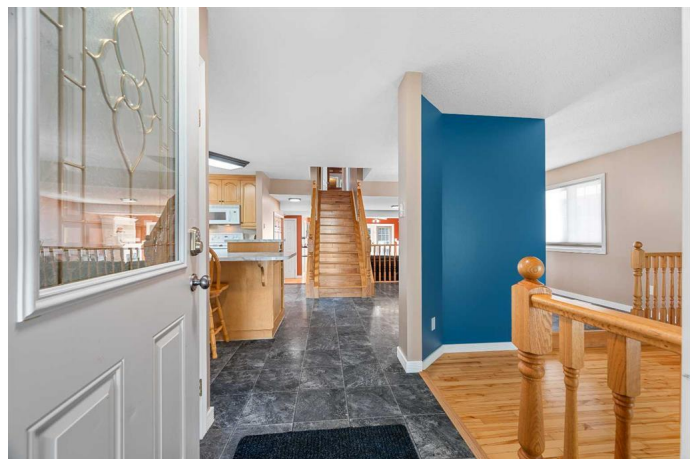
newer furnace plus so much more. this home features easy laundry just off the main floor in a 2 piece

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	65
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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