

\$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

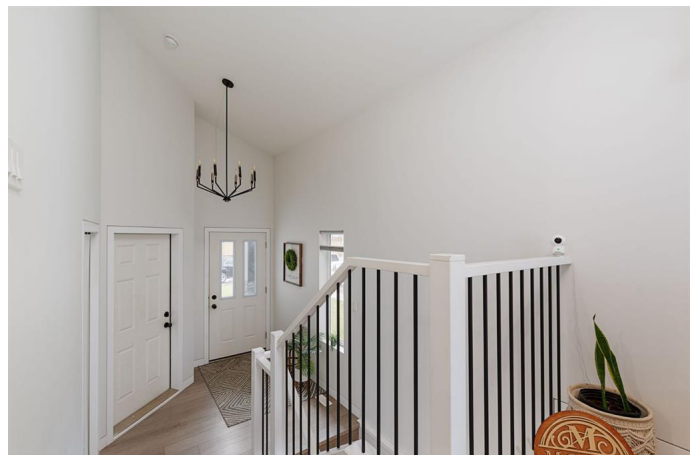
Step into luxury living with this nearly new, fully finished bungalow in the highly desirable College Park Neighbourhood. Blending modern elegance with effortless functionality, this turn key dream home offers all the benefits of new construction—without any of the work!

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	81
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY ELITE
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.