

# \$269,900 - 5123 23a Street, Lloydminster

MLS® #A2210808

**\$269,900**

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.09 Acres

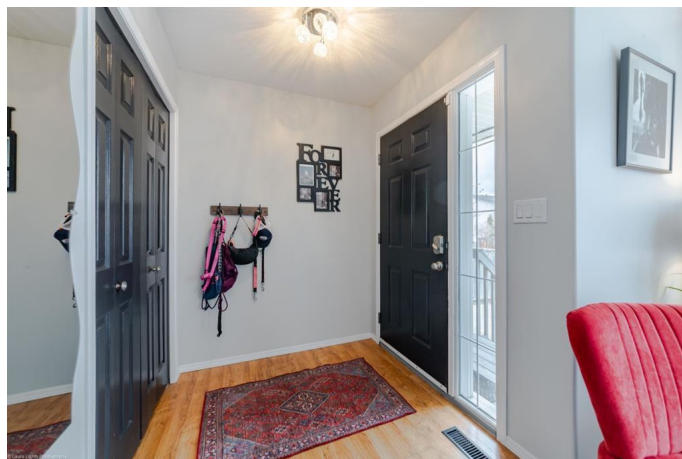
College Park, Lloydminster, Alberta

Charming, modern, and move-in ready, this beautifully updated 3+1 bed, 1.5 bath two-storey home in College Park offers a bright, open layout with laminate flooring, stylish lighting, and plenty of natural light throughout. The cozy living room flows into a spacious dining area and U-shaped kitchen with modern painted cabinets and patio doors leading to a private, fully landscaped and fenced backyardâ€”perfect for relaxing or entertaining. The main floor also features an updated half bath and welcoming entryway. Upstairs are three bedrooms, including a primary with a large walk-in closet, plus a 4-piece bathroom. The fully finished basement includes a family room, a fourth bedroom, and a versatile bonus space ideal for toys, a desk, or hobbies. Recent upgrades include new bathroom vanities, basement and bathroom flooring, fresh paint, lighting, and more. Enjoy RV parking and a fantastic location near College Park School, playgrounds, and easy access to 25th Street and Hwy 17. Welcome home!

Built in 2002

## Essential Information

MLS® #	A2210808
Price	\$269,900
Bedrooms	4
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5123 23a Street
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3H3

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 14th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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