

# \$799,900 - 5209 19 Street, Lloydminster

MLS® #A2248328

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,250 sqft

Residential on 0.23 Acres

College Park, Lloydminster, Alberta

Rare location with true private lakefront on College Park Lake – no walking path behind, just your own peaceful shoreline. This large two-storey home sits on an almost 10,000 sq ft lot and offers stunning lake views from the main living areas. The upper level features 3 bedrooms plus a bonus room, while the walkout basement adds 2 more bedrooms and direct access to the yard. Enjoy a spacious deck that runs the full width of the home, perfect for entertaining or relaxing. The kitchen includes a walk-through pantry for easy grocery unloading and has been updated with modern quartz countertops. Updated windows add efficiency and peace of mind, and the triple car garage features a brand new epoxy floor. In-floor heating in both the basement and garage keeps things warm through the winter. Located in a very quiet neighbourhood, this property offers space, privacy, and one of the most sought-after settings in the area.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248328  |
| Price          | \$799,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,250     |



|            |             |
|------------|-------------|
| Acres      | 0.23        |
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5209 19 Street |
| Subdivision | College Park   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 3K6        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings     |
| Heating           | In Floor, Forced Air, Natural Gas, Hot Water                                               |
| Cooling           | Central Air                                                                                |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Gas                                                                                        |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line, Private Yard         |
| Lot Description   | Front Yard, Landscaped, Lawn, Lake |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame                         |
| Foundation        | Wood                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 60                |
| Zoning         | R1                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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.