

5303 33 Street
Lloydminster, Alberta

MLS # A2213744

\$335,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,096 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Treed		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Other, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Great home in a great location! This is the perfect spot for families to raise kids, or for anyone set for growth. Short walk to schools and parks, low traffic, cul-de-sac and a quiet neighborhood! This split-level home is the ideal layout for families, or anyone who wants their own space, and there is plenty of room for entertaining. This home features 3 bedrooms and a 4PC bath on the top level, spacious and bright main level with hardwood and tile floors and a beautiful living room. A few steps down you will find a 5PC bath with double vanity and jet tub, laundry room and family room accented by large windows and a wood fireplace. The basement is the perfect set up for privacy or for kids, featuring their own living space, bedroom, and a games room/den. Step outside to the back deck and enjoy your peaceful backyard, fully fenced, lots of room to play and a shed for extra storage. RECENT UPDATES INCLUDE: triple pane windows throughout, insulated floor on lower levels, new shingles and eavestroughs, exterior painted.