

5209 32 Street
Lloydminster, Alberta

MLS # A2220803

\$329,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	905 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated 905 sq. ft. home, full of character and modern upgrades! Built in 1974, this charming property features four generously sized bedrooms and two full bathrooms, including a newly renovated basement bathroom. Stylish new vinyl plank flooring flows throughout the home, complemented by almost all new windows and stainless steel appliances in the kitchen. Enjoy cooking in a space with real wood cabinets and unwind on the covered rear deck overlooking a fully fenced, beautifully landscaped backyard. One of the standout features is the brand new, oversized 26' x 34' garage—exceptionally well-built, fully insulated, and heated. It boasts an 8' x 16' double overhead door, sump with built-in pump, and was designed to accommodate a car lift, making it a dream space for hobbyists or mechanics. The exterior curb appeal shines with imitation rock and brick, newer shingles, and fresh paint and trim. Located in a quiet area, close to schools and amenities, this home offers the perfect blend of comfort, function, and style—inside and out. Don't miss your chance to make it yours!