

5117 31 Street
Lloydminster, Alberta

MLS # A2206742

\$339,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

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

Inclusions: NA

Welcome to this completely refreshed, turn-key home nestled in the charming neighbourhood of Steele Heights! This home has been thoughtfully updated from top to bottom, with all the hard work already done for you—new windows, shingles, appliances, vinyl siding, and a modern kitchen, just to name a few. Finding a home with this much value in today's market is no easy feat, and at this price, we can assure you it won't last long! The home features a single attached garage and the exciting potential for a separate basement entrance—ideal for an income suite or extra living space. Step outside to your massive, fully fenced yard, offering privacy and a mature tree-lined oasis perfect for outdoor enjoyment. Located within walking distance of parks and schools, this home checks all the boxes. Don't miss out on the opportunity to make this yours—this one won't last!