



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5520 30 Street**  
**Lloydminster, Alberta**

**MLS # A2232576**



**\$244,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Central Vacuum

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to this well-maintained bi-level home nestled in the desirable community of Steele Heights. Bright and welcoming, the main floor features a spacious living room with large windows that fill the space with natural light, an eat-in kitchen perfect for family meals, two comfortable bedrooms, and a full 4-piece bathroom. Downstairs, you'll find a fully renovated basement (completed in 2021) offering incredible additional living space, including a large rec room, an extra bedroom, and a second bathroom—ideal for guests or a growing family. Recent upgrades add even more value: all windows and vinyl siding were replaced in 2017, and the shingles and hot water tank were updated in 2014, giving you peace of mind for years to come. Step outside to enjoy the sunny backyard with a cozy patio, a 10x10 shed for extra storage, and convenient RV parking. This home offers unbeatable value at a fantastic price—don't miss out! Book your showing today!