



GRASSROOTS
REALTY GROUP

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5205 32 Street
Lloydminster, Alberta

MLS # A2234852



\$197,500

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stucco, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: N/A

Looking for a project with potential? This 4-bedroom, 2-bathroom home is located in a peaceful area of Lloydminster, close to schools, parks, and all the essentials for family living. While the home needs some updates and TLC, it offers a solid layout and great bones for the right buyer to add their personal touch. Enjoy the convenience of a double detached garage, ample yard space, and a quiet street perfect for kids or relaxing evenings. Whether you're an investor, renovator, or a first-time buyer ready to roll up your sleeves, this property offers great value in a desirable location. Check out the 3D virtual tour! Don't miss this opportunity to build equity in a well-located home—book your showing today!