



GRASSROOTS
REALTY GROUP

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

5206 35 Street
Lloydminster, Alberta

MLS # A2239205



\$189,900

Division:	Steele Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	607 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs		

Inclusions: N/A

This well-maintained duplex is move-in ready and full of thoughtful touches. The main floor features new vinyl plank flooring, fresh paint, a functional layout, and convenient main floor laundry. You'll also find a spacious pantry and a built-in desk area — perfect for working from home or keeping organized. Over the years, this home has seen numerous updates including newer upstairs windows, furnace, water heater, shingles, a rubber-paved driveway, and a deck — giving you peace of mind and added value. Downstairs offers all three bedrooms, a full bathroom, and a cool, comfortable environment year-round thanks to the solid concrete foundation. The backyard is fully fenced, beautifully landscaped, and includes a private patio space with no rear neighbors — ideal for relaxing or entertaining. Located in the heart of Steele Heights, you're just a short walk from restaurants, shopping, the mall, and many other amenities. A fantastic opportunity to own a quality home in a central location!