



GRASSROOTS
REALTY GROUP

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5108 31 Street
Lloydminster, Alberta

MLS # A2256300



\$239,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	879 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Concrete, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcoming Raised Bungalow on a Family-Friendly Lot This charming 879 sq. ft. raised bungalow, built in 1972, is full of character and has been lovingly updated over the years. Nestled on a large, mature lot with beautiful coniferous trees, it's the kind of home where memories are made. Step inside to a bright living room and a unique vaulted kitchen with shiplap accents and a skylight, bringing warmth and natural light into the heart of the home. The main floor also offers three comfortable bedrooms, an updated bathroom, and new vinyl plank flooring for a fresh modern feel. Downstairs, the partially finished basement includes a spacious laundry area, family room, and bonus rooms that can easily adapt to your family's needs. Outside, enjoy a big backyard with a deck — perfect for summer barbecues, kids playing, or simply relaxing under the trees. With brand-new shingles and a new furnace, this well-cared-for home is move-in ready and waiting for its next family.