



GRASSROOTS
REALTY GROUP

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5104 31 Street
Lloydminster, Alberta

MLS # A2268306



\$214,500

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular Lot		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Concrete, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Concrete, Wood Frame

Foundation: Combination

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Here you find a solid construction bungalow in a convenient, central Alberta location. Close proximity to schools, parks, shopping and walking trails. Massive back yard with a 14x22 drive in shed with a metal roof. The rear yard is fully fenced to keep pets or little people contained. The home has a newer furnace which was recently serviced as well as central air conditioning. Open concept main floor living, kitchen and dining provide for a spacious area complimenting many furnishing arrangements. New vinyl plank flooring and fresh paint have been completed upstairs, continue building in equity with your further improvements. The basement is partially completed with some framing and lights but is more or less a blank canvas to design as you like. An immediate possession date is available. Make your move!