

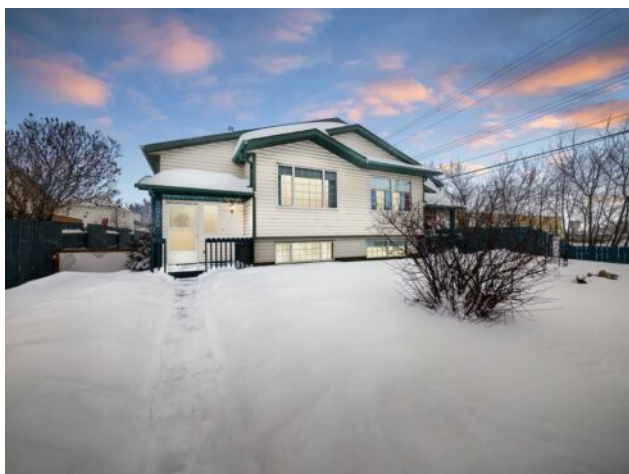


GRASSROOTS
REALTY GROUP

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5010 31 Street
Lloydminster, Alberta

MLS # A2275912



\$264,950

Division:	Steele Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	903 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: N/A

Well-maintained bi-level half duplex located in the desirable Steele Heights neighbourhood. The main level features a spacious living room with plenty of natural light, a functional dining area, and a bright kitchen. Two bedrooms and a full 4-piece bathroom complete the main floor. Step outside to a covered deck overlooking the fully fenced yard, perfect for relaxing or entertaining. The yard also includes storage sheds and two rear parking spaces. The fully developed lower level offers a large family room, two additional bedrooms, a 3-piece bathroom, and a utility room with laundry. This home is equipped with central air conditioning, and the furnace and hot water tank have been replaced within the last few years, providing peace of mind for the next owner. A great opportunity for families, first-time buyers, or investors.