5010 31 Street
Lloydminster, Alberta

MLS # A2275912

$258,950

Division:	Steele Heights
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size:	903 sq.ft.
Age:	2000 (26 yrs old)
Beds:	3
Baths:	2
Garage:	None
Lot Size:	0.09 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R4
Foundation:	Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Well-maintained bi-level half duplex located in the desirable Steele Heights neighborhood. 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 shed, concrete patio and two rear parking spaces and there's even a RV plug in and space to park your RV! The fully developed lower level offers a large family room, an additional bedroom and a den, 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.