



**GRASSROOTS**  
REALTY GROUP

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

5110 32 Street  
Lloydminster, Alberta

MLS # A2280319



**\$329,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Steele Heights                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 4 Level Split                                                                |               |                   |
| <b>Size:</b>     | 1,026 sq.ft.                                                                 | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Insulated, Parking Pad, Single Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn |               |                   |

|                    |                                |                   |                           |
|--------------------|--------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank  | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding | <b>Zoning:</b>    | Single-detached Residenti |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks                    |                   |                           |

**Inclusions:** n/a

Welcome to this updated 4-level split in the desirable Steele Heights neighbourhood of Lloydminster. Set on an oversized pie-shaped lot backing onto green space, this home offers privacy, space, and walkable access to schools and parks. Inside, you'll find modern finishes throughout, a bright living room with an electric fireplace, and central air conditioning for year-round comfort. The functional layout includes 4 bedrooms, 2 up and 2 down, plus two full 4-piece bathrooms. One of the basement bedrooms is currently a den, but can easily be changed into a bedroom. A single attached garage adds everyday convenience. Affordable living in a family-friendly location with room to grow. 3D Virtual Tour Available!