



**GRASSROOTS**  
REALTY GROUP

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**5204 32 Street**  
**Lloydminster, Alberta**

**MLS # A2280629**



**\$309,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Single-detached Residenti
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Pantry		

**Inclusions:** N/A

This rare one-owner home is a gem you don't see often—complete with the original blueprints! Tucked away on a quiet street in a peaceful neighborhood, it's just steps from a nearby park, making it a great spot for families or first-time buyers. The home is in great condition and offers 3 bedrooms all on the upper level. The main floor features a bright living room and a spacious kitchen with direct access to the backyard—ideal for summer BBQs and outdoor fun. Downstairs, you'll find a cozy wet bar, perfect for entertaining or relaxing. Outside, there's an oversized detached garage and plenty of parking space. Whether you're looking for a solid starter home or a place with long-term potential, this property checks all the boxes in a fantastic location.