5703 31 Street
Lloydminster, Alberta

MLS # A2281146

$249,900

Division:	Steele Heights
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,279 sq.ft.
Age:	1980 (46 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Single Garage Detached
Lot Size:	0.12 Acre
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	LDR
Foundation:	Wood	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	N/A

Welcome to this two-storey, three-bedroom duplex with a single garage (27x16), ideally located close to schools and parks in Lloydminster, AB. Offering 1,279 sq. ft. of living space, this home has been freshly painted and features updated flooring, paint, light fixtures, bathroom and kitchen cabinets have been refreshed. The finished basement adds valuable extra space with a cozy family room and a versatile flex area—perfect for a home office, playroom, or gym. Outside, enjoy a spacious fenced yard ideal for kids, pets, or summer entertaining. A fantastic opportunity as an affordable alternative to renting. Seller would consider selling adjacent unit. Quick possession!