



5703 31 Street  
Lloydminster, Alberta

MLS # A2281146



**\$239,900**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Wood
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	LDR
<b>Utilities:</b>	-

**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!