



**GRASSROOTS**  
REALTY GROUP

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5708 29 Street  
Lloydminster, Alberta

MLS # A2283355



**\$358,950**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Steele Heights                   |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,060 sq.ft.                     | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Few Trees, Lawn, Rectangular Lot |               |                   |

|                    |                                     |
|--------------------|-------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas             |
| <b>Floors:</b>     | Carpet, Linoleum, Tile, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle                     |
| <b>Basement:</b>   | Full                                |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame            |
| <b>Foundation:</b> | Wood                                |
| <b>Features:</b>   | See Remarks                         |

|                   |     |
|-------------------|-----|
| <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 well-maintained bi-level home located in the desirable Steele Heights neighborhood. The main level features a spacious living room filled with natural light from large windows and anchored by a cozy wood-burning fireplace. The bright and airy kitchen and dining area offer an abundance of cabinetry, stainless steel appliances, and plenty of space for everyday living and entertaining. Sliding patio doors off the dining room lead to a three-season sunroom, perfect for enjoying morning coffee or extending your living space through the warmer months. Down the hall, you'll find two comfortable bedrooms and a full 5-piece bathroom. The lower level provides excellent additional living space with a large family room, separate games area, two additional bedrooms, and another bathroom—ideal for families or guests. Additional highlights include central air conditioning, a single attached garage, RV parking, a storage shed, and a fully fenced backyard. Located close to schools, parks, and amenities, this home offers space, comfort, and functionality.