

# \$349,900 - 5117 31 Street, Lloydminster

MLS® #A2206742

## \$349,900

4 Bedroom, 3.00 Bathroom, 1,078 sqft  
Residential on 0.16 Acres

Steele Heights, Lloydminster, Alberta

Welcome to this completely refreshed, turn-key home nestled in the charming neighbourhood of Steele Heights! This home has been thoughtfully updated from top to bottom, with all the hard work already done for you—new windows, shingles, appliances, vinyl siding, and a modern kitchen, just to name a few. Finding a home with this much value in today's market is no easy feat, and at this price, we can assure you it won't last long!

The home features a single attached garage and the exciting potential for a separate basement entrance—ideal for an income suite or extra living space.

Step outside to your massive, fully fenced yard, offering privacy and a mature tree-lined oasis perfect for outdoor enjoyment. Located within walking distance of parks and schools, this home checks all the boxes. Don't miss out on the opportunity to make this yours—this one won't last!

Built in 1976

## Essential Information

MLS® #	A2206742
Price	\$349,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,078
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5117 31 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1L2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning R1

### **Listing Details**

Listing Office 2 PERCENT REALTY ELITE

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