

# \$339,900 - 5107 26a Streetclose, Lloydminster

MLS® #A2132723

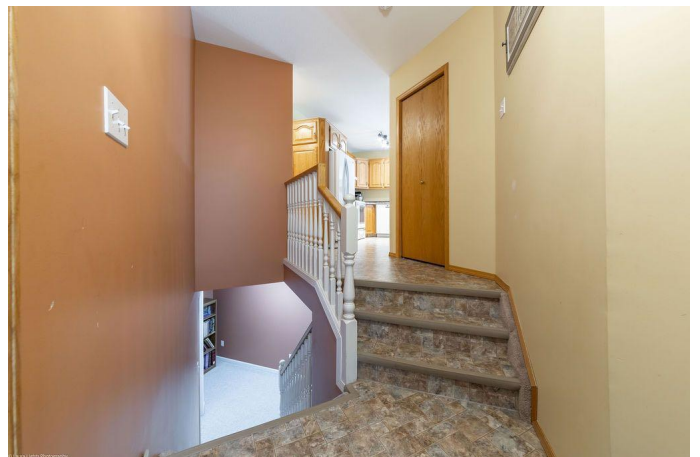
**\$339,900**

3 Bedroom, 2.00 Bathroom, 1,117 sqft

Residential on 0.11 Acres

Steele Heights, Lloydminster, Alberta

How do you picture your retirement years? I bet it isn't pushing a lawn mower around or worrying about all the outside maintenance! Welcome to freedom 45+, and welcome to one of the most exclusive and desirable adult living communities in Lloydminster. Located in Steele Heights neighborhood, Westlake Estates is home to a beautifully maintained complex of full size homes with double attached garages, just a stones throw from Messum Lake. As you approach, you'll really get a sense of community and what great curb appeal it has. Inside there's a large entryway with lots of storage. The kitchen has newer appliances, updated countertops, and a great layout, perfect for preparation and hosting. Just off the kitchen is large office or if you need, spare room. There's a great dining room that could easily accommodate lots of family holiday gatherings. The living room is bright with lots of natural light and cozy with a recently installed gas fireplace for ambiance and updated laminate flooring in the living room, dining area and office. The master bedroom is conveniently located on the main floor for easy access and has a large walk-in closet and giant spa like ensuite with corner tub and large shower. Also convenient is the main floor laundry room with sink and lots of storage. Downstairs, you'll find two additional bedrooms, a large bathroom, even more storage, and a big family room. Plus, there's a double attached garage that's heated, with hot



and cold taps, a sump, and lots of plugs for your projects. A large deck off the back overlooks the park with no back neighbors, and an awning lets you enjoy the outdoors any time of day. Nearby walking paths around Messum Lake make for a nice stroll. Enjoy easy living and low maintenance because you deserve it!

Built in 1991

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2132723               |
| Price          | \$339,900              |
| Sold Price     | \$337,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,117                  |
| Acres          | 0.11                   |
| Year Built     | 1991                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5107 26a Streetclose |
| Subdivision | Steele Heights       |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Alberta              |
| Postal Code | T9V 2R7              |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal                                                                                     |
| Parking Spaces | 4                                                                                                |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Plug-In |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, Laminate Counters, No Smoking Home, Walk-In Closet(s)                               |
| Appliances        | Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Floor Furnace, Natural Gas                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Private Yard                                                                                                                                        |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Lake, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Irregular Lot, Many Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                                |
| Construction      | Vinyl Siding                                                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 16th, 2024  |
| Date Sold      | June 13th, 2024 |
| Days on Market | 28              |
| Zoning         | R2              |
| HOA Fees       | 0.00            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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