# \$329,900 - 5406 31 Street, Lloydminster

MLS® #A2149615

## \$329,900

4 Bedroom, 3.00 Bathroom, 1,747 sqft Residential on 0.19 Acres

Steele Heights, Lloydminster, Alberta

Price Reduced! Motivated Seller – Don't Miss This Opportunity!

Step into this beautiful 2-storey family home, now with a recently reduced price and a motivated seller eager to make a deal! With over 1,700 square feet across the top two floors, this spacious property is designed for comfortable family living.

Upstairs, you'II discover 4 large bedrooms, including a bright and airy primary suite with a private ensuite, offering the perfect place to unwind and recharge.

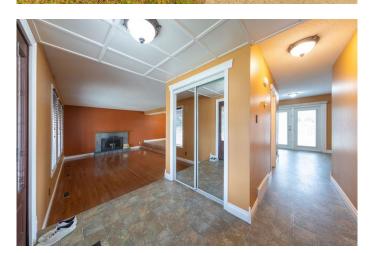
The main floor features a functional kitchen that's perfect for preparing meals, along with a sunny breakfast nook for casual mornings. A separate dining room is ready for those special family dinners, while the sunken living room, complete with a cozy wood-burning fireplace, sets the perfect atmosphere for relaxing evenings.

Downstairs, the finished basement provides even more space, with a versatile family room, rough-in for a 2-piece bathroom, and plenty of storage options in the utility room.

The attached double garage is not just for vehiclesâ€"it includes a soundproof room, perfect for music, hobbies, or a quiet workspace away from the hustle.







Step outside to enjoy the large backyard, where a composite deck awaits your summer BBQs and outdoor lounging. Located near 3 schools, 2 churches, and scenic walking paths, this home offers convenience for the whole family.

This home is move-in ready and full of potential! With the price reduced and the seller eager to close, now's your chance to make this gem your own!

3.00

Built in 1976

Bathrooms

### **Essential Information**

MLS® # A2149615 Price \$329,900 Sold Price \$320,000

Bedrooms 4

Full Baths 2 Half Baths 1

Square Footage 1,747
Acres 0.19
Year Built 1976

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

## **Community Information**

Address 5406 31 Street
Subdivision Steele Heights
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V1J2

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, No Smoking Home

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Lawn, Few Trees, Front Yard, Interior Lot, Landscaped

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed July 16th, 2024

Date Sold November 4th, 2024

Days on Market 111
Zoning R1
HOA Fees 0.00

#### **Listing Details**

Listing Office eXp Realty (Lloyd)

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