

\$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 â€“ Donâ€™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, youâ€™ll 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 thatâ€™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, nowâ€™s your chance to make this gem your own!

Built in 1976

Essential Information

MLS® #	A2149615
Price	\$329,900
Sold Price	\$320,000
Bedrooms	4
Bathrooms	3.00
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
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Parking	Double Garage Attached
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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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