

\$329,900 - 31 Alberta Crescent, Lloydminster

MLS® #A2149935

\$329,900

5 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Nestled in the desirable, mature neighborhood of Alberta Crescent, this pristine bi-level home is steps away from parks and an outdoor pool. The home boasts immense curb appeal with updated siding and newer windows. The attached heated garage and spacious, fully landscaped yard with a composite deck and natural gas line for your BBQ add to the home's convenience and charm. As you enter, you're immersed in character and elegance with a custom handrail and newer laminate flooring throughout. The upper floor offers a comfortable flow with three bedrooms and an updated bathroom. The primary bedroom provides ample space. The lower level features vinyl plank flooring and rustic modern charm, complete with a handcrafted wet bar that connects to the family room. The space is accented by a stone natural gas fireplace. The basement also includes two large bedrooms and a fully modernized bathroom with a tile heated shower and upgraded quartz countertops. This turn-key home radiates character and functionality. Recent upgrades include a newer furnace, hot water on demand, central AC, shingles, windows, siding, and upgraded insulation the list goes on! Don't miss out on the opportunity to own all this rustic modern charmed home in a sought after mature location has to offer.

Built in 1968

Essential Information



MLS® #	A2149935
Price	\$329,900
Sold Price	\$322,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	31 Alberta Crescent
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0L7

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	July 16th, 2024
Date Sold	October 11th, 2024
Days on Market	57
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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