

\$225,000 - 5308 35 Street, Lloydminster

MLS® #A2166274

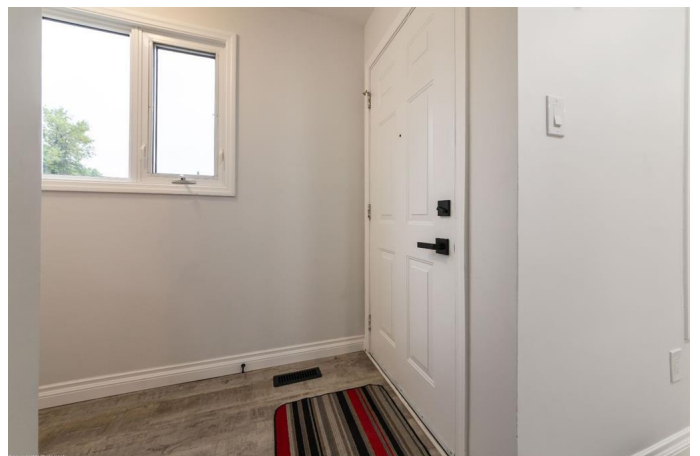
\$225,000

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

Welcome Home! This spacious half duplex has seen extensive renovations throughout. Upon entering the home you are greeted to luxury vinyl plank flooring spanning throughout the main floor, fresh paint, trim and all new light fixtures including LED pot lights in the living area. The main floor hosts a generous sized living area, updated 2 pc bath and fully renovated eat in kitchen/dinning room. The kitchen is complete with bright white cabinetry, new counter tops, tile backsplash, floating shelves, large pantry and beautiful stainless steel appliance package. Moving upstairs to the second level you will be pleasantly surprised by the size of the 3 bedrooms. The primary measures in at nearly 14' x 12' and has dual closets. There is also a full 4 pc bath which has seen many updates including tub & surround, all fixtures and hardware. The lowest level of the home has not been forgotten. Downstairs you will find that the basement has received similar finishes as the rest of the property including new paint, trim, LED pot lighting and a super unique open beam black painted ceiling that offers a modern industrial feel. The lowest level is complete with a fourth bedroom, family room and third bathroom. The fully fenced yard hosts mature trees, no back neighbours and a spacious 16' x 16' pressure treated deck out back and new front porch at the front. This property is truly a one of a kind with an extensive list of recent renovations including (New siding/paint, new shingles, new eaves



with leaf guard, new hot water tank and even smoke detectors). Book your showing today before itâ€™s too late!

Built in 1975

Essential Information

MLS® #	A2166274
Price	\$225,000
Sold Price	\$223,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.10
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	5308 35 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1G9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Pantry, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	October 4th, 2024
Days on Market	18
Zoning	R2
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.