

# \$219,900 - 5708 31 Street, Lloydminster

MLS® #A2185701

**\$219,900**

3 Bedroom, 1.00 Bathroom, 1,014 sqft  
Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

Presenting this pristine duplex situated on a quiet, mature street in Lloydminster. This meticulously maintained property is a prime opportunity for savvy investors or first-time homebuyers seeking income potential. The neighboring duplex is separately titled and could be utilized by one savvy investor. Each duplex features a well-designed layout with three spacious bedrooms on the main floor, perfectly complemented by an open-concept living and dining area. This inviting space flows seamlessly into the kitchen, creating an ideal setting for family living or entertaining. Natural light fills the home, enhancing the warm and welcoming atmosphere. The units include fully fenced backyards, providing privacy while the front and side entries offer convenience and flexibility. The side entry, in particular, presents excellent potential for separate access to future basement developments. Currently, these duplexes are occupied by excellent tenants, with the option for the buyer to assume existing tenants if desired. The location is nestled within a well-established neighborhood. You will appreciate the potential this property has to offer.

Built in 1979

## Essential Information

MLS® #                   A2185701

Price                     \$219,900



Sold Price	\$200,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,014
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

### **Community Information**

Address	5708 31 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1W3

### **Amenities**

Parking Spaces	2
Parking	Driveway, Off Street

### **Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Date Sold	March 21st, 2025
Days on Market	70
Zoning	R1
HOA Fees	0.00

### **Listing Details**

Listing Office            eXp Realty (Lloyd)

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