



GRASSROOTS
REALTY GROUP

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5701 31 Street
Lloydminster, Alberta

MLS # A2315913



\$219,900

Division:	Steele Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,242 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

This 3 bedroom - 2 story duplex has a spacious fenced yard in a fantastic neighbourhood close to schools, parks and walking trails. The main floor has seen some great updates including a refreshed kitchen and beautiful hardwood flooring in the dining room and living room. The main floor also has a convenient updated half bathroom. Upstairs you'll find 3 good sized bedrooms and a full bathroom with the primary suite featuring a large closet, direct access to the bathroom and a South facing balcony overlooking your back yard. The basement is complete with a family room, a den and a large storage/laundry/utility with future bathroom rough-ins. This home also features ample parking and a great layout. Great alternative to renting at an affordable price!