



**5609 35 Street**  
**Lloydminster, Alberta**

**MLS # A2317650**



**\$369,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** N/A

Public Open House Sunday June 14th from 1:00pm-2:30pm. Just move in to this updated 4 bed, 3 bath home that includes a great location and picturesque yard. The inviting main floor features a spacious living room with large picture window and hardwood floors, a dining room that boasts direct access to back deck, and a kitchen that offers modern appliances (2025), refurbished cabinets (2025) and backyard views. There are three bedrooms on the main level, including the primary bedroom complete with private 2-piece ensuite bathroom. An updated (2025) 4-piece main bathroom serves the main floor. The fully finished basement offers a generous family room with large windows and a gas stove which makes it a bright and cozy space to relax. The basement also offers an additional bedroom, a 3-piece bathroom and laundry room with sink. Step outside to your very own backyard paradise. The landscaped yard is fenced and features mature greenery. The South facing deck is the ultimate spot for summer barbecues. Additional highlights include: attached 14 ft wide X 24 ft long single garage, vinyl windows on the main floor, and newer shingles (2021) plus the main floor was refreshed with new paint in 2025. This property backs on to the Rendell Park and Bishop Lloyd school yards and is close to the Kinsmen Participark, Bud Miller Park and Lakeland College making this home an ideal place to raise a family. Call to view!