



5713 34 Street  
Lloydminster, Alberta

MLS # A2320750



**\$329,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

**Inclusions:** n/a

Welcome to this well-built bungalow located in the desirable Steele Heights neighbourhood. Offering over 1,300 square feet of living space, this home combines excellent curb appeal, a functional family-friendly layout, and the opportunity to add your own updates and personal style. The main floor features a spacious sunken living room with vaulted ceilings and a cozy wood-burning stove, creating a warm and inviting space for family gatherings. The country-style kitchen offers cherry cabinetry, quartz countertops, and direct access to the covered deck overlooking the fully fenced and landscaped backyard. Three bedrooms are located on the main floor, including a generous primary suite complete with a walk-in closet and 2-piece ensuite. The fully finished basement provides additional living space with a large family room, recreation area, fourth bedroom, full bathroom, laundry area, and plenty of storage space. Outside, you'll appreciate the mature landscaping, gazebo, covered deck, storage shed, double concrete driveway, and double attached garage. Situated on a quiet street close to schools, parks, and amenities, this property offers excellent value in a sought-after neighbourhood. With solid construction, great curb appeal, and strong potential for cosmetic updates, this is an excellent opportunity for buyers looking to build equity and make a home their own. Immediate possession available.