



**5503 35 Street**  
**Lloydminster, Alberta**

**MLS # A2323187**

**\$379,900**



<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this well-maintained bungalow in the desirable Steele Heights neighbourhood, perfectly situated backing onto green space and Bishop Lloyd School. Offering over 1,400 square feet above grade plus a fully developed basement, this home provides plenty of room for a growing family. The main floor features three bedrooms, two bathrooms, main floor laundry, a spacious living room with a cozy wood-burning fireplace, refreshed kitchen cabinetry, and direct access to the beautifully landscaped backyard. The fully finished basement offers a large family room, two additional bedrooms, a bathroom, abundant storage, and a second kitchen setup, providing flexibility for extended family or entertaining. Numerous updates over the years include shingles, windows, siding, a high-efficiency furnace, on-demand hot water, central air conditioning, and more. The attached garage is insulated and drywalled with convenient access to the backyard. Enjoy the fully fenced yard, complete with a deck, shed, and garden boxes, all within walking distance of schools, parks, and amenities. A solid family home in an established neighbourhood with pride of ownership evident throughout. 3D Virtual Tour Available. All offers will be presented to the Sellers on June 26, 2026, at 3:00 pm.