



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5308 34 Street
Lloydminster, Alberta

MLS # A2333139



\$389,000

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating: Forced Air

Floors: Laminate, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M

Utilities: -

Inclusions: N/A

Beautiful Steel Heights Home Discover this beautifully renovated family home in the desirable Steel Heights neighbourhood. Featuring 4 bedrooms and 2 bathrooms – 3 bedrooms upstairs plus 1 in the fully developed basement – this property offers flexible living space for multi-generational families . Interior Features: 2 full bathrooms Newer kitchen with modern appliances Stunning quartz countertops on the main floor Stylish tiled backsplash Thoughtfully renovated throughout Basement fully finished – perfect for extended family or guests Outdoor Living: Large patio – ideal for entertaining Generous yard space with established garden Single detached garage Natural gas BBQ line for year-round grilling Air conditioning for comfort Prime Location: Situated in Steel Heights, you'll enjoy a family-friendly atmosphere with easy access to schools, parks, and amenities. This won't last long!