



GRASSROOTS
REALTY GROUP

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5411 28 Street
Lloydminster, Alberta

MLS # A2337544



\$344,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Other
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: NA

Welcome to this beautifully updated bi-level home, ideally situated on a corner lot in the sought-after neighbourhood of Steele Heights in Lloydminster, Alberta. With fantastic curb appeal and a location within walking distance to numerous parks, schools, and walking paths, this is an ideal family-friendly neighbourhood. The exterior has seen numerous updates over the years, including vinyl windows, vinyl siding, shingles approximately 10 years old, and an updated garage door. The updates continue inside, with the furnace, hot water tank, and central air conditioning all replaced in recent years, offering added peace of mind for the next owners. The open-concept main floor offers a bright, functional layout with plenty of flexibility to suit your family's needs. Three bedrooms on the main level provide a great setup for a young family, while the fully developed basement offers even more living space with two additional bedrooms and a den. Both bathrooms have also been modernized with tasteful, contemporary finishes, adding to the home's move-in-ready appeal. The spacious double attached garage adds even more functionality, providing room for vehicles, storage, and all the extras that come with family life. With its desirable Steele Heights location, extensive updates, generous living space, and excellent curb appeal, this home offers an exceptional package for a young family or first-time homebuyer. Priced exceptionally well for today's market, this is an opportunity to get into a fantastic neighbourhood with a home that has already seen many of the big-ticket updates taken care of.