

**5703 31 Street
Lloydminster, Alberta**

MLS # A2281146



\$249,900

Division:	Steele Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,279 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Wood
Features:	Open Floorplan

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

Inclusions: N/A

Welcome to this two-storey, three-bedroom duplex with a single garage (27x16), ideally located close to schools and parks in Lloydminster, AB. Offering 1,279 sq. ft. of living space, this home has been freshly painted and features updated flooring, paint, light fixtures, bathroom and kitchen cabinets have been refreshed. The finished basement adds valuable extra space with a cozy family room and a versatile flex area—perfect for a home office, playroom, or gym. Outside, enjoy a spacious fenced yard ideal for kids, pets, or summer entertaining. A fantastic opportunity as an affordable alternative to renting. Seller would consider selling adjacent unit. Quick possession!