

**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	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		
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!