

# \$284,777 - 5316 34 Street, Lloydminster

MLS® #A2181287

**\$284,777**

4 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 0.17 Acres

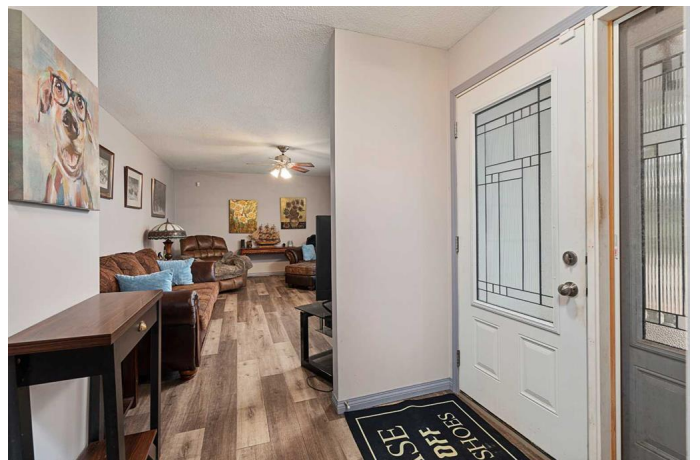
Steele Heights, Lloydminster, Alberta

Welcome to this charming bungalow nestled on a quiet street, offering a peaceful retreat yet conveniently close to schools, parks, a walking/bike path, shopping, Russ Robertson Arena, and all amenities. Step into the backyard oasis, featuring a new concrete pad with a natural gas fire pit, perfect for relaxing evenings under the stars.

Inside, you'll find comfort and convenience with central air, on-demand hot water, and main-level laundry. The large open kitchen is ideal for family meals and entertaining. The heated garage ensures your vehicles stay warm in winter, while the RV crushed rock parking area provides ample space for your recreational vehicles.

This home has been meticulously maintained, with all new features in the last couple of years including shingles, a radiant garage heater, all new concrete (driveway, back pad, and sidewalk), a front deck, siding, paint throughout, new carpet downstairs, and new flooring upstairs. The property is fully fenced with a chain-link fence and gate, along with a wood fence for added privacy. Appliances included are a fridge, stove, dishwasher, washer, dryer, central air, a natural gas fire pit, and a natural gas radiant heater in the garage. Don't miss out on this opportunity to own a beautiful home in a desirable location! Don't miss out on this opportunity! A 3D virtual tour is available!

Built in 1974



## Essential Information

MLS® #	A2181287
Price	\$284,777
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,415
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5316 34 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1G7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, RV Access/Parking, Concrete Driveway, Garage Door Opener, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Microwave Hood Fan, Tankless Water Heater
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped, City Lot, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 25th, 2024
Days on Market	145
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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