

**5305 33 Street  
Lloydminster, Alberta**

**MLS # A2238806**



# \$325,000

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Storage		

**Inclusions:** Well - Pump

Welcome to Steel Heights newest Listing located at 5503 33 Street Lloydminster Alberta. This cul-de-sac located home offers over 11,000 square feet of land with a massive pie shaped yard fully treed and mature backyard for loads of space for family fun. The home has been upgraded with real hardwood flooring throughout the massive living room, formal dining room and all 3 bedrooms upstairs. New built-in dishwasher and stove along with upgraded maple cabinets that rise to the ceiling of this home. The master bedroom even offers an ensuite bathroom off your sleeping area. You're greeted with 9' ceilings in the lower level of this home with a family room and games area along with additional storage and bedrooms. The 3 piece bathroom downstairs is almost complete just requires a shower. The vendor is offering a \$5,000 incentive for completion of the basement bathroom to any prospective buyers and another \$5,000 for the future upgrade to the homes furnace via either reduction of price or buyer incentive offered upon closing. Single attached garage with work bench area is also included 24'x14'. Contact your agent today.