

**5108 31 Street  
Lloydminster, Alberta**

**MLS # A2256300**



# \$234,900

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcoming Raised Bungalow on a Family-Friendly Lot This charming 879 sq. ft. raised bungalow, built in 1972, is full of character and has been lovingly updated over the years. Nestled on a large, mature lot with beautiful coniferous trees, it's the kind of home where memories are made. Step inside to a bright living room and a unique vaulted kitchen with shiplap accents and a skylight, bringing warmth and natural light into the heart of the home. The main floor also offers three comfortable bedrooms, an updated bathroom, and new vinyl plank flooring for a fresh modern feel. Downstairs, the partially finished basement includes a spacious laundry area, family room, and bonus rooms that can easily adapt to your family's needs. Outside, enjoy a big backyard with a deck — perfect for summer barbecues, kids playing, or simply relaxing under the trees. With brand-new shingles and a new furnace, this well-cared-for home is move-in ready and waiting for its next family.