

**5204 32 Street
Lloydminster, Alberta**

MLS # A2280629



\$309,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,033 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Pantry		

Inclusions: N/A

This rare one-owner home is a gem you don't see often—complete with the original blueprints! Tucked away on a quiet street in a peaceful neighborhood, it's just steps from a nearby park, making it a great spot for families or first-time buyers. The home is in great condition and offers 3 bedrooms all on the upper level. The main floor features a bright living room and a spacious kitchen with direct access to the backyard—ideal for summer BBQs and outdoor fun. Downstairs, you'll find a cozy wet bar, perfect for entertaining or relaxing. Outside, there's an oversized detached garage and plenty of parking space. Whether you're looking for a solid starter home or a place with long-term potential, this property checks all the boxes in a fantastic location.