



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.