

5104 31 Street
 Lloydminster, Alberta

MLS # A2338601

\$299,900

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	879 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Move-in ready, fully furnished and beautifully updated! Welcome to 5104 31 Street in Lloydminster, AB, an excellent opportunity for a homeowner, investor, or someone looking for a furnished property that's ready from day one. This updated bungalow features fresh paint, updated flooring, kitchen cabinets, countertops, fixtures, some windows, and appliances. The bright main floor offers three bedrooms and a comfortable, functional layout. Downstairs, you'll find a clean, dry and open basement ready for future development, along with updated mechanical, an updated electrical panel, laundry area and central air conditioning. Outside, enjoy the larger fenced and landscaped yard, updated exterior doors, concrete driveway and oversized single detached garage with a metal roof. Even better, the furniture, appliances and household essentials are included, making this a true turn-key opportunity. Simply move in and enjoy, use it as a furnished rental, or have it ready for your next guests. A great option for buyers looking for convenience, flexibility and value in an established Lloydminster neighbourhood. 3D Virtual Tour Available!