

\$219,900 - 5706 31 Street, Lloydminster

MLS® #A2185695

\$219,900

3 Bedroom, 1.00 Bathroom, 1,014 sqft
Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

Presenting this pristine duplex situated on a quiet, mature street in Lloydminster. This meticulously maintained property is a prime opportunity for savvy investors or first-time homebuyers seeking income potential. The neighboring duplex is separately titled and could be utilized by one savvy investor. Each duplex features a well-designed layout with three spacious bedrooms on the main floor, perfectly complemented by an open-concept living and dining area. This inviting space flows seamlessly into the kitchen, creating an ideal setting for family living or entertaining. Natural light fills the home, enhancing the warm and welcoming atmosphere. The units include fully fenced backyards, providing privacy while the front and side entries offer convenience and flexibility. The side entry, in particular, presents excellent potential for separate access to future basement developments. Currently, these duplexes are occupied by excellent tenants, with the option for the buyer to assume existing tenants if desired. The location is nestled within a well-established neighborhood. You will appreciate the potential this property has to offer.

Built in 1979

Essential Information

MLS® # A2185695

Price \$219,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,014 |
| Acres | 0.10 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5706 31 Street |
| Subdivision | Steele Heights |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 1W3 |

Amenities

| | |
|----------------|----------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Off Street |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan |
| Appliances | Dryer, Refrigerator, Washer, Stove(s) |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 61 |
| Zoning | R1 |

Listing Details

Listing Office eXp Realty (Lloyd)

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