

5316 34 Street
Lloydminster, Alberta

MLS # A2181287



\$284,777

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Tankless Hot Water		

Inclusions: N/A

Welcome to this charming bungalow nestled on a quiet street, offering a peaceful retreat yet conveniently close to schools, parks, a walking/bike path, shopping, Russ Robertson Arena, and all amenities. Step into the backyard oasis, featuring a new concrete pad with a natural gas fire pit, perfect for relaxing evenings under the stars. Inside, you'll find comfort and convenience with central air, on-demand hot water, and main-level laundry. The large open kitchen is ideal for family meals and entertaining. The heated garage ensures your vehicles stay warm in winter, while the RV crushed rock parking area provides ample space for your recreational vehicles. This home has been meticulously maintained, with all new features in the last couple of years including shingles, a radiant garage heater, all new concrete (driveway, back pad, and sidewalk), a front deck, siding, paint throughout, new carpet downstairs, and new flooring upstairs. The property is fully fenced with a chain-link fence and gate, along with a wood fence for added privacy. Appliances included are a fridge, stove, dishwasher, washer, dryer, central air, a natural gas fire pit, and a natural gas radiant heater in the garage. Don't miss out on this opportunity to own a beautiful home in a desirable location! Don't miss out on this opportunity! A 3D virtual tour is available!