

# \$309,900 - 5513 37 Street, Lloydminster

MLS® #A2212278

**\$309,900**

4 Bedroom, 3.00 Bathroom, 1,066 sqft

Residential on 0.17 Acres

Steele Heights, Lloydminster, Alberta

If you're looking for an affordable home in a great location you won't want to miss this one! This home features 3 bedrooms up/ 1 large bedroom down. The main level also features a bright spacious kitchen with ample cabinet storage, newer stainless steel appliances, a large living room, full bathroom and a 2pc Ensuite bathroom. Dining room access to the tiered deck and rear yard. The basement has been fully updated with newer flooring, upgraded 3 PC bathroom with a shower, an over sized bedrooms and a large laundry/storage room. Additional upgrades include (2025) Electric Panel and all main/basement level receptacle plugs, (2020) doors, windows and blinds (2021) all toilets replaced, newer furnace, Hot water tank, Central AC, (2022) Shingles on home & shed. Appliances fr/stove 2020, washer/dryer 2023. You'll love the low maintenance fenced yard with additional parking pad. Quiet location!! No rear neighbors.

Built in 1976

## Essential Information

MLS® #	A2212278
Price	\$309,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,066
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5513 37 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1J4

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
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Days on Market 38

Zoning R1

## **Listing Details**

Listing Office REAL ESTATE CENTRE

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