

# \$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 (2020) doors, windows and blinds (2021) all toilets replaced, newer furnace, Hot water tank, Central AC, (2022) Shingles & 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, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office            REAL ESTATE CENTRE

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