

# \$214,900 - 5706 31 Street, Lloydminster

MLS® #A2185695

**\$214,900**

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 \$214,900



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	Off Street, Driveway

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dryer, Refrigerator, Stove(s), Washer
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	101
Zoning	R1

**Listing Details**

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.