

# \$335,000 - 5303 33 Street, Lloydminster

MLS® #A2213744

## \$335,000

4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.18 Acres

Steele Heights, Lloydminster, Alberta

Great home in a great location! This is the perfect spot for families to raise kids, or for anyone set for growth. Short walk to schools and parks, low traffic, cul-de-sac and a quiet neighborhood! This split-level home is the ideal layout for families, or anyone who wants their own space, and there is plenty of room for entertaining. This home features 3 bedrooms and a 4PC bath on the top level, spacious and bright main level with hardwood and tile floors and a beautiful living room. A few steps down you will find a 5PC bath with double vanity and jet tub, laundry room and family room accented by large windows and a wood fireplace. The basement is the perfect set up for privacy or for kids, featuring their own living space, bedroom, and a games room/den. Step outside to the back deck and enjoy your peaceful backyard, fully fenced, lots of room to play and a shed for extra storage. RECENT UPDATES INCLUDE: triple pane windows throughout, insulated floor on lower levels, new shingles and eavestroughs, exterior painted.

Built in 1974

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2213744  |
| Price     | \$335,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,096         |
| Acres          | 0.18          |
| Year Built     | 1974          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5303 33 Street |
| Subdivision | Steele Heights |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 1G4        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)   |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Floor Furnace, Forced Air, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Partial  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Front Yard, Lawn, Treed |
| Roof              | Asphalt                            |
| Construction      | Brick, Wood Frame, Other           |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 23rd, 2025

Days on Market            13

Zoning                        R1

### **Listing Details**

Listing Office                MUSGRAVE AGENCIES

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