

# \$323,900 - 5209 32 Street, Lloydminster

MLS® #A2220803

**\$323,900**

4 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.15 Acres

Steele Heights, Lloydminster, Alberta

Welcome to this beautifully updated 905 sq. ft. home, full of character and modern upgrades! Built in 1974, this charming property features four generously sized bedrooms and two full bathrooms, including a newly renovated basement bathroom. Stylish new vinyl plank flooring flows throughout the home, complemented by almost all new windows and stainless steel appliances in the kitchen. Enjoy cooking in a space with real wood cabinets and unwind on the covered rear deck overlooking a fully fenced, beautifully landscaped backyard.

One of the standout features is the brand new, oversized 26' x 34' garage—exceptionally well-built, fully insulated, and heated. It boasts an 8' x 16' double overhead door, sump with built-in pump, and was designed to accommodate a car lift, making it a dream space for hobbyists or mechanics. The exterior curb appeal shines with imitation rock and brick, newer shingles, and fresh paint and trim.

Located in a quiet area, close to schools and amenities, this home offers the perfect blend of comfort, function, and style—inside and out. Don't miss your chance to make it yours!

Built in 1974

## Essential Information



MLS® #	A2220803
Price	\$323,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5209 32 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1G1

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	55
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.