

# \$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            8

Zoning                        R1

### **Listing Details**

Listing Office                MUSGRAVE AGENCIES

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