

# \$244,900 - 5520 30 Street, Lloydminster

MLS® #A2232576

**\$244,900**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

Welcome to this well-maintained bi-level home nestled in the desirable community of Steele Heights. Bright and welcoming, the main floor features a spacious living room with large windows that fill the space with natural light, an eat-in kitchen perfect for family meals, two comfortable bedrooms, and a full 4-piece bathroom.

Downstairs, you'll find a fully renovated basement (completed in 2021) offering incredible additional living space, including a large rec room, an extra bedroom, and a second bathroom—ideal for guests or a growing family.

Recent upgrades add even more value: all windows and vinyl siding were replaced in 2017, and the shingles and hot water tank were updated in 2014, giving you peace of mind for years to come.

Step outside to enjoy the sunny backyard with a cozy patio, a 10x10 shed for extra storage, and convenient RV parking.

This home offers unbeatable value at a fantastic price—don't miss out! Book your showing today!

Built in 1985

## Essential Information



MLS® #	A2232576
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5520 30 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C2

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Central Vacuum
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## **Additional Information**

Date Listed	June 18th, 2025
Days on Market	9
Zoning	R1

## **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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