



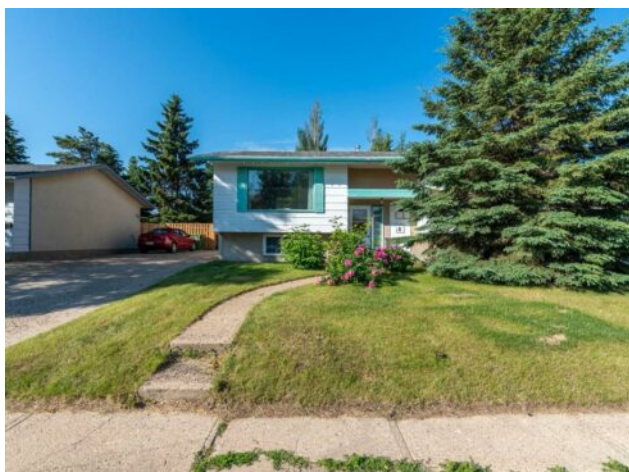
DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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5205 32 Street  
Lloydminster, Alberta

MLS # A2234852

**\$197,500**



|           |                                                                   |        |                   |
|-----------|-------------------------------------------------------------------|--------|-------------------|
| Division: | Steele Heights                                                    |        |                   |
| Type:     | Residential/House                                                 |        |                   |
| Style:    | Bungalow                                                          |        |                   |
| Size:     | 1,043 sq.ft.                                                      | Age:   | 1974 (51 yrs old) |
| Beds:     | 4                                                                 | Baths: | 1 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Detached                         |        |                   |
| Lot Size: | 0.15 Acre                                                         |        |                   |
| Lot Feat: | Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |        |                   |

|             |                                            |            |    |
|-------------|--------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                    | Water:     | -  |
| Floors:     | Carpet, Concrete, Linoleum                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                            | Condo Fee: | -  |
| Basement:   | Full, Unfinished                           | LLD:       | -  |
| Exterior:   | Composite Siding, Stucco, Vinyl Siding     | Zoning:    | R1 |
| Foundation: | Poured Concrete                            | Utilities: | -  |
| Features:   | Ceiling Fan(s), Laminate Counters, Storage |            |    |

Inclusions: N/A

Looking for a project with potential? This 4-bedroom, 2-bathroom home is located in a peaceful area of Lloydminster, close to schools, parks, and all the essentials for family living. While the home needs some updates and TLC, it offers a solid layout and great bones for the right buyer to add their personal touch. Enjoy the convenience of a double detached garage, ample yard space, and a quiet street perfect for kids or relaxing evenings. Whether you're an investor, renovator, or a first-time buyer ready to roll up your sleeves, this property offers great value in a desirable location. Check out the 3D virtual tour! Don't miss this opportunity to build equity in a well-located home—book your showing today!