

\$189,900 - 5206 35 Street, Lloydminster

MLS® #A2239205

\$189,900

3 Bedroom, 2.00 Bathroom, 607 sqft

Residential on 0.10 Acres

Steele Heights, Lloydminster, Alberta

This well-maintained duplex is move-in ready and full of thoughtful touches. The main floor features new vinyl plank flooring, fresh paint, a functional layout, and convenient main floor laundry. You'll also find a spacious pantry and a built-in desk area â€” perfect for working from home or keeping organized.

Over the years, this home has seen numerous updates including newer upstairs windows, furnace, water heater, shingles, a rubber-paved driveway, and a deck â€” giving you peace of mind and added value.

Downstairs offers all three bedrooms, a full bathroom, and a cool, comfortable environment year-round thanks to the solid concrete foundation. The backyard is fully fenced, beautifully landscaped, and includes a private patio space with no rear neighbors â€” ideal for relaxing or entertaining.

Located in the heart of Steele Heights, you're just a short walk from restaurants, shopping, the mall, and many other amenities. A fantastic opportunity to own a quality home in a central location!

Built in 1975

Essential Information

MLS® #

A2239205



Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	607
Acres	0.10
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5206 35 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1G9

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Master Downstairs
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2025

Days on Market 9

Zoning R2

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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