

# \$434,900 - 5309 26th Streetclose, Lloydminster

MLS® #A2203638

## \$434,900

4 Bedroom, 2.00 Bathroom, 1,892 sqft  
Residential on 0.16 Acres

Steele Heights, Lloydminster, Alberta

This 4 level split home offers 4 bedrooms, 3 bathrooms and a great location in a quiet cul de sac. Pride of ownership in this one owner home! Pie shaped lot. Oak hardwood flooring in the main and 3rd level living room/family room with patio access to the rear yard. Bright, open and spacious kitchen/dining room with an island and LOTS of cabinet space. Upstairs you'll find 3 large bedrooms, a full bath and a 3 PC en suite. The 3rd level offers a laundry room, 1/2 bath, family room and a bedroom. The basement offers a large games area/living room and so much storage space! The double attached garage is 24x24 insulated ( not heated) and a rear OH door. Lots of natural lighting throughout! Pet free/smoke free home! Just steps to Messum Park. New shingles 2024.

Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203638    |
| Price          | \$434,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,892       |
| Acres          | 0.16        |
| Year Built     | 1985        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5309 26th Streetclose |
| Subdivision | Steele Heights        |
| City        | Lloydminster          |
| County      | Lloydminster          |
| Province    | Alberta               |
| Postal Code | T9V2L5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Mid Efficiency   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Pie Shaped Lot, Irregular Lot |
| Roof              | Asphalt   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 34               |
| Zoning         | R1               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | REAL ESTATE CENTRE |
|----------------|--------------------|

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