

**5310 26 StreetClose
 Lloydminster, Alberta**

MLS # A2231526



\$319,777

Division:	Steele Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Garage Door O		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, Lawr		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Don't miss this incredible opportunity to own a well-maintained home that blends comfort, style, and functionality. This property features 4 bedrooms and 3 bathrooms, making it an excellent choice for families or anyone seeking space and flexibility. The functional floor plan is perfect for both everyday living and entertaining. Inside, you'll find an open-concept kitchen with ample cabinetry, generous counter space, and plenty of storage. The home has seen recent updates such as painted walls and ceilings and newer vinyl flooring, creating a bright and modern feel. The dining area opens through French doors to a deck and fully fenced backyard, complete with a natural gas BBQ hookup—ideal for gatherings. The attached garage is currently converted into a recreation and smoking area but can easily be returned to a heated garage if desired. This home also offers investment potential as a room rental option for workers, with monthly rental opportunities. Located just a short walk to Messum Lake with walking trails and a playground, this property combines convenience with an outdoor lifestyle. Home inspection already completed. Move-in ready condition. 3D virtual tour available. Whether you're starting a new chapter, raising a family, or looking for an income property, this home offers the perfect blend of comfort and opportunity.