

\$104,900 - 309 5607 31 Street, Lloydminster

MLS® #E4458895

\$104,900

3 Bedroom, 0.50 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

West Lloydminster City, Lloydminster, AB

Welcome to the vibrant and rapidly growing community of Lloydminster! This charming condo offers just under 1,000 sq ft of comfortable living space, featuring 3 spacious bedrooms and 1 full bathroom, perfect for a first-time homebuyer or savvy investor.

Thoughtful bonus features include an in-suite washer and dryer for everyday convenience, a cozy wood-burning fireplace to enjoy on cooler evenings, and a large balcony that overlooks a peaceful park—ideal for relaxing outdoors.

The functional layout provides both comfort and practicality, making it easy to settle in and call this home your own. Ideally located close to shopping, schools, and a wide range of amenities, this property offers lifestyle and convenience at your doorstep. Whether you're seeking an affordable entry into the market or an excellent addition to your investment portfolio, this condo checks all the boxes. Priced to sell and full of potential, don't wait—come see it today. Property is sold as is, where is.

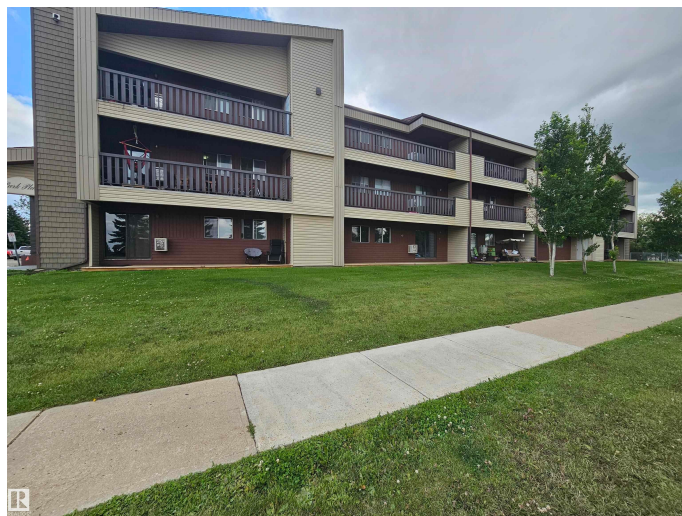
Built in 1985

Essential Information

MLS® # E4458895

Price \$104,900

Bedrooms 3



Bathrooms	0.50
Half Baths	1
Square Footage	906
Acres	0.00
Year Built	1985
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	309 5607 31 Street
Area	Lloydminster
Subdivision	West Lloydminster City
City	Lloydminster
County	ALBERTA
Province	AB
Postal Code	T9V 2H3

Amenities

Amenities	Closet Organizers, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall

Interior

Appliances	See Remarks
Heating	Baseboard, Electric
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Composition
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition

Foundation Concrete Perimeter

School Information

Elementary Rendell Park Elementary
Middle Bishop Lloyd Middle School
High Lloydminster Comprehensive

Additional Information

Date Listed September 19th, 2025
Days on Market 25
Zoning Zone 60
Foreclosure Yes
Condo Fee \$479



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