

## \$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.

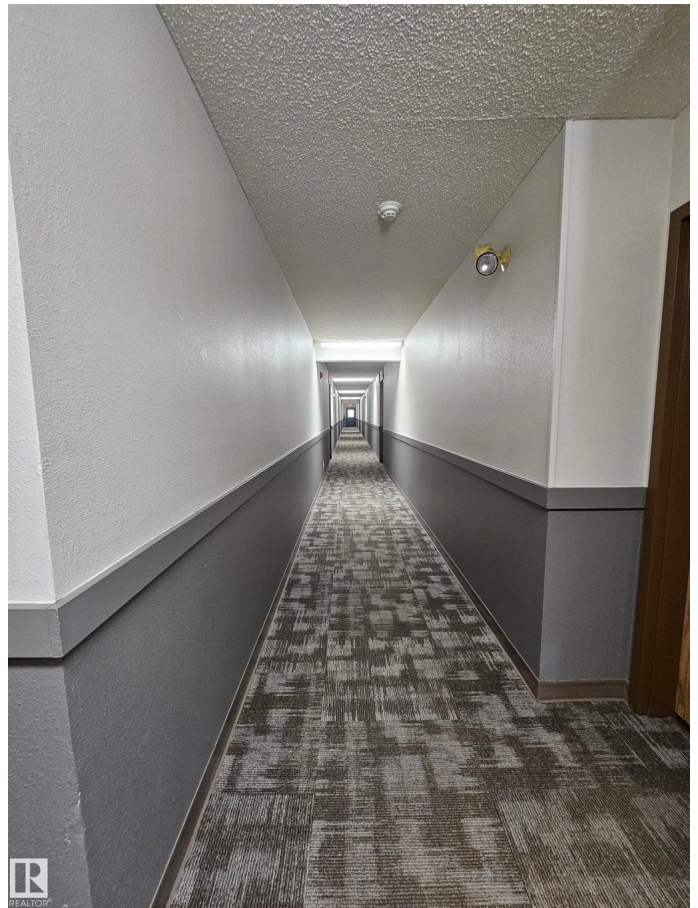
Built in 1985

### 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                46  
Zoning                              Zone 60  
Foreclosure                      Yes  
Condo Fee                        \$479



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on November 4th, 2025 at 5:47am MST