

# \$299,900 - 5413 47 Street, Lloydminster

MLS® #A2259648

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.15 Acres

West Lloydminster, Lloydminster, Alberta

Discover this beautifully renovated 4-bed 2-bath home located on a quiet street in Lloydminster. Walking distance to schools, playgrounds, shopping, the outdoor pool and more. This home is designed for modern living featuring gorgeous vinyl plank flooring, plush carpets, new trim, hardware, fixtures, lighting, windows and much more. Upon entering the home, you are greeted to an open living area with sight-lines to the kitchen, a dedicated dining area with storage/pantry. The kitchen boasts a large built in island with ample storage, tile backsplash and brand-new stainless steel appliances. The main floor also hosts three bedrooms and updated 4pc bath. The fully finished basement offers a spacious family room with built in storage/counter space, perfect for a dry bar or office desk space. The lower level of the home is complete with large fourth bedroom, updated 3pc bath and dedicated laundry room with brand-new washer/dryer. Out back there is a detached 16.5' x 24.5' garage that has once again been fully updated including new siding, garage door and opener as well as a covered car port, perfect for all your parking and storage needs. This property fresh, clean and ready for its new owners to move in and enjoy. Book your showing today before its gone!

Built in 1958

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2259648    |
| Price          | \$299,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,024       |
| Acres          | 0.15        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5413 47 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0G7           |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 2                                           |
| Parking        | Carport, Off Street, Single Garage Detached |
| # of Garages   | 1                                           |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Pantry, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer                       |
| Heating           | Forced Air                                                                               |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Street Lighting, See Remarks |

|              |                                       |
|--------------|---------------------------------------|
| Roof         | Asphalt Shingle                       |
| Construction | Vinyl Siding, Wood Frame, See Remarks |
| Foundation   | Poured Concrete                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 28                   |
| Zoning         | R1                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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