

# \$318,880 - 5724 47 Street, Lloydminster

MLS® #A2154553

**\$318,880**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.15 Acres

West Lloydminster, Lloydminster, Alberta

**REVENUE OPPORTUNITY!** This home features a completely separate access non-regulation basement suite where a new owner could generate income from two units, subsidize their mortgage payment (live upstairs and rent downstairs), have room for extended or a large family, or perhaps even look into a work-from-home business opportunity! This innocent enough-looking central Lloydminster home is well maintained and filled with impressive and quality improvements that must be seen for yourself to be appreciated when considering your new space! A fully fenced and landscaped space with off-street front parking as well as rear alley access to multiple stalls and a substantial 24x24 insulated garage with 9-foot ceilings and workbench is sure to draw you in. Inside you will find updated windows and major mechanical, quality tile and laminate flooring, new trim, doors, lighting, quality bathroom updates, and bright white modern kitchens with full appliance packages included, both upstairs and down. On the main, you find 3 beds, 1.5 baths, and a functional and spacious living/dining and kitchen with an island, decent storage options, a sizable separate back entry, and main floor laundry. In heading to the basement, an open concept and welcoming space with a compact but all-inclusive kitchen, full bath, a den, 1 sizable bedroom, and private secondary laundry. This home is close to all conveniences, shopping centers, schools, parks, and the outdoor pool, located



in a lovely mature neighborhood and seeking new owners. Tenants' rights apply to the upstairs suite until June 30, 2025 then the entire property will be available for immediate possession, the basement could be occupied immediately by a purchaser or their new tenants for revenue. Make your move!

Built in 1964

**Essential Information**

MLS® #	A2154553
Price	\$318,880
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5724 47 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1B5

**Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Front Drive, Insulated, Oversized, Rear Drive
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Separate Entrance, Sump Pump(s)
Appliances	Refrigerator, Stove(s), Dishwasher, Dryer, Garage Control(s), Range Hood, Washer/Dryer Stacked
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot, Back Lane, Back Yard, City Lot, Front Yard, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2024
Days on Market	310
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.