

# \$214,900 - 5301 47 Street, Lloydminster

MLS® #A2219189

**\$214,900**

2 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Perfect starter home with a single detached garage! This cozy bungalow is on a mature corner lot that gives you privacy while you enjoy your night around the fire pit and you will appreciate all the street parking when hosting multiple guests. The main floor includes 2 bedrooms, a 4-piece bathroom, kitchen and generous sized living/dining room. The basement features another 4-piece bathroom and is otherwise ready for future development that could include another bedroom and family room. The basement walls have been insulated providing added warmth and comfort. Additional features include: 100 amp panel, high efficient furnace, back alley access, newer fence on the west property line and a garden area.

Built in 1959

## Essential Information

MLS® #	A2219189
Price	\$214,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	796
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

## Community Information

Address	5301 47 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0G5

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	19
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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