

\$224,900 - 5731 45 Street, Lloydminster

MLS® #A2088594

\$224,900

2 Bedroom, 1.00 Bathroom, 788 sqft

Residential on 0.13 Acres

West Lloydminster, Lloydminster, Alberta

RENOVATED....Transformational change!

The moment you walk through the front door of this home you will appreciate its extreme makeover! It's hard to know where to start: Stripped down to the studs, this home has new insulation, drywall, electrical, updated plumbing, freshly painted throughout, new interior doors, baseboard and casing, add to this new patio doors and windows (except for one which was previously replaced), new kitchen cabinets and new kitchen appliance package. This home has had new weeping tile system installed and a new skim coat of concrete in the basement. This home is newer than the age of its shell, it is a great option for someone looking for an immaculately clean home in a quiet Alberta location at entry level pricing, nothing else on the market compares to this! You will enjoy the quiet crescent location, and you will love the front and rear deck where you can either chase the sun or enjoy the shade. Back alley access to your over sized single detached garage gives you the option to park out of the snow in the winter, or park in the front on your concrete driveway.



Built in 1938

Essential Information

MLS® #	A2088594
Price	\$224,900
Sold Price	\$215,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	788
Acres	0.13
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5731 45 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0C3

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

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

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Treed
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	October 19th, 2023
Date Sold	June 27th, 2024
Days on Market	252
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office MUSGRAVE AGENCIES

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