

\$269,900 - 5206 46 Street, Lloydminster

MLS® #A2139012

\$269,900

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

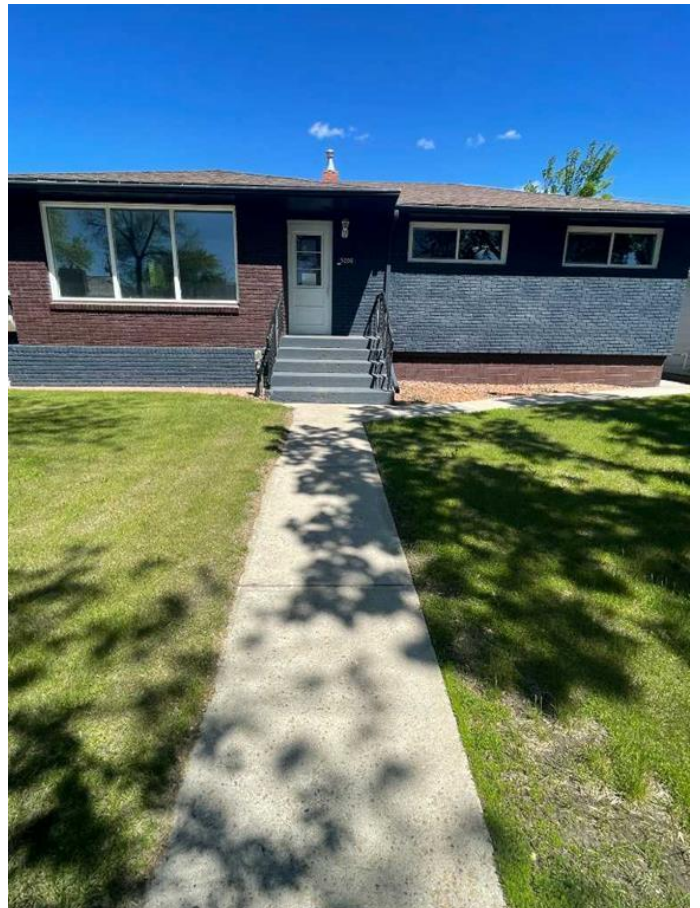
Welcome to 5206 46 Street, Lloydminster, Alberta! This solidly built bungalow offers a combination of modern updates and classic charm. Featuring new vinyl flooring on the main floor, the home boasts an inviting open-concept living and dining area, perfect for family gatherings and entertaining. A standout feature of this property is the versatile mother-in-law suite, ideal for extended family or potential rental income. The mainfloor features 2 large bedrooms and a full four piece bathroom. There is upper laundry and fresh color tones that flow throughout the main. The basement has separate laundry, a summer kitchen and a large living room with two bedrooms and a den. The basement bathroom has been modernized. The mature yard provides a serene outdoor space with alley access for added parking. There is a newer cement pad for added value and convenience. There is a double detached heated garage with ample storage. This well structured bungalow home is close to downtown and creates the ease of convenience with many amenities within a short walk.

Built in 1961

Essential Information

MLS® # A2139012

Price \$269,900



Sold Price	\$255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5206 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0C8

Amenities

Parking Spaces	2
Parking	Alley Access, Single Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 19th, 2024
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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