

\$229,900 - 5502 45 Street, Lloydminster

MLS® #A2141075

\$229,900

2 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

West Lloydminster, Lloydminster, Alberta

Adorable 1.5 story home on a corner lot with oversized, heated, double detached garage! You have the convenience of walking to work as this property is located close to downtown and 44th street amenities/businesses. The stylish main floor includes a gas fireplace in the living room, primary bedroom and updated kitchen and 4-piece bathroom. The second level includes another bedroom plus a lounge area for your family member or guest to have their own space to unwind. Speaking of space to unwind, youâ€™ll love relaxing in the hot tub thatâ€™s conveniently tucked away behind the house! This home is move in ready and has had a number of updates in the last 10 years including: 100 amp electrical panel, furnace, most plumbing (hot water tank approx. 3 years ago), kitchen and bathroom updates, metal roof on garage and house, some windows, vinyl siding on the garage, overhead garage doors.

Built in 1949

Essential Information

MLS® #	A2141075
Price	\$229,900
Sold Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,008



Acres	0.13
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	5502 45 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0C2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Lawn, Rectangular Lot, Treed
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 9th, 2024
Days on Market	26
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office MUSGRAVE AGENCIES

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