

\$289,900 - 5203 46 Street, Lloydminster

MLS® #A2147689

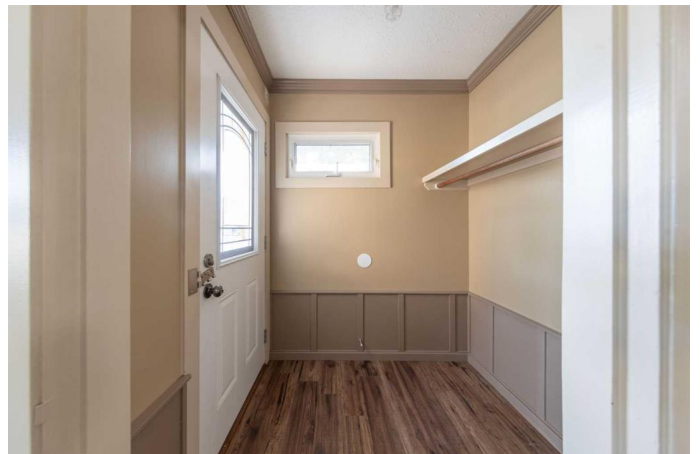
\$289,900

7 Bedroom, 2.00 Bathroom, 1,460 sqft

Residential on 0.19 Acres

West Lloydminster, Lloydminster, Alberta

Historic charm meets practical convenience, welcome to 5203 46 Street a historic gem in the heart of Lloydminster. This stunning brick exterior home radiates timeless charm and character. This property has a self contained separate entry suite, with the possibility to create another suite. (the buyer to verify all zoning and requirements with the city) Nestled on an expansive lot with alley access, this property offers ample space and convenience. Enjoy the generous space of this property, complete with alley access, perfect for RV parking and two additional parking pads, ensuring there is adequate parking. This home has been meticulously cared for and has many updates it boasts ample windows, allowing natural light to flood the main floor, there is even a skylight. The mainfloor of the home features a suite with three bedrooms and a sunroom that can be used as a bedroom, offering immense space and flexibility. There is a large laundry storage room for added storage. The kitchen creates ample space that flows to the dining and massive living room. There is a bright full bathroom to complete the mainfloor. There is a separate outdoor space with a deck and yard access to keep the suites private. The basement has been curated and contains a spacious suite with separate entry. It hosts three bedrooms and a full bathroom, providing additional living space or rental potential. This property holds immense potential for savvy investors, or first time home buyers. All appliances are included.



This home is not just about practicality; it's about embracing a piece of history. Info packages available upon request.

Built in 1950

Essential Information

MLS® #	A2147689
Price	\$289,900
Sold Price	\$275,000
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,460
Acres	0.19
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5203 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0c7

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Dog Run Fenced In
Roof Asphalt
Construction Brick, Concrete
Foundation Poured Concrete

Additional Information

Date Listed July 8th, 2024
Date Sold February 19th, 2025
Days on Market 226
Zoning r1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty (Lloyd)

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