

\$282,500 - 5306 45 Street, Lloydminster

MLS® #A2170227

\$282,500

4 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.19 Acres

West Lloydminster, Lloydminster, Alberta

Welcome Home! This is a charming property in a central, mature neighborhood featuring a well-planned out LEGAL BASEMENT SUITE for additional income possibilities or extended family. You are welcomed to lovely street presence, overlooking Lion's Park from the supersized front window or enjoy time in your large, fully fenced rear yard with back alley access, deck, patio, fire pit area and a single detached garage which is both electrified and insulated. This property is on a shared community well for watering plants, your yard or gardening. Upstairs you will find the original hardwood floors and doors, charming cove ceilings, formal dining area with garden doors to the deck, functional kitchen, bright with natural light and featuring new countertops and backsplash, built in shelving and an included appliance package. The upstairs bath has been updated as well with a new soaker tub and vanity with added storage. The completely separated two bedroom basement suite is new, fresh, bright and complete with a full kitchen and vinyl flooring. Other updates include windows and doors, 2" styrofoam exterior wrap insulation, vinyl siding, shingles, plumbing upgraded to PVC, new duct work and furnace with dual temperature control for upstairs and down, hot water tank, updated electrical, fireproof drywall and fire door installed between upstairs and down. This property shows exceptionally well, has been nicely maintained and updated with care. Make your move!



Built in 1954

Essential Information

MLS® #	A2170227
Price	\$282,500
Sold Price	\$282,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5306 45 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0B7

Amenities

Parking Spaces	5
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 16th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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