

\$184,500 - 4504 54 Avenue, Lloydminster

MLS® #A2182950

\$184,500

3 Bedroom, 1.00 Bathroom, 1,224 sqft
Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Step into this timeless character home that blends vintage charm with modern convenience. Featuring updated vinyl windows (2017), updated kitchen and PEX plumbing throughout, the heavy lifting has already been done! The shingles (approx. 12 years old) still have plenty of life left in them, and the updated electrical panel is another bonus.

Inside, you'll love the hardwood flooring and vinyl plank updates, plus the cozy electric fireplace in the main floor living room. The kitchen is both functional and inviting, with a built-in wine rack in the dining area—a stylish touch for entertaining. The main-floor bedroom is just steps from an updated 4-piece bathroom with a tile tub surround.

Upstairs, two additional rooms offer space and flexibility (maybe a bedroom and huge walk-in closet?!), while the basement has a wealth of possibilities. A huge storage room could double as a craft space, workshop, or even a home gym. One room is partially framed in—finish it off as a bedroom, TV room, or play area. There's also another bedroom, laundry area and potential to add a second bathroom.

The outdoor space is a standout feature, with a brick fireplace and pergola on the patio offering a great setup for relaxing or hosting friends.



Book your showing today and see the potential firsthand!

Built in 1949

Essential Information

MLS® #	A2182950
Price	\$184,500
Sold Price	\$173,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,224
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	4504 54 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0Z1

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 11th, 2024
Date Sold	December 24th, 2024
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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