

# \$209,900 - 5514 46, Lloydminster

MLS® #A2212768

## \$209,900

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.24 Acres

West Lloydminster, Lloydminster, Alberta

Well maintained home located close to amenities and a beautiful quiet street this home features all main floor living with 2 bedrooms and a large 4 piece bathroom the living room is a great size with lots of room and an electric fireplace. The home has new windows, and flooring with a huge double lot yard all fenced and a 24x28 heated double door garage with lots of parking and RV parking as well it is a must see.

Built in 1942

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212768    |
| Price          | \$209,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 864         |
| Acres          | 0.24        |
| Year Built     | 1942        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5514 46           |
| Subdivision | West Lloydminster |



|             |              |
|-------------|--------------|
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Alberta      |
| Postal Code | T9V0E5       |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                          |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                                                          |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                          |
| Appliances        | Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Electric                                                |
| Has Basement      | Yes                                                     |
| Basement          | Crawl Space, None                                       |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                            |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Gazebo |
| Roof              | Metal                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Block                                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | R1               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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