

# \$259,777 - 5514 48 Street, Lloydminster

MLS® #A2220372

## \$259,777

3 Bedroom, 2.00 Bathroom, 716 sqft

Residential on 0.14 Acres

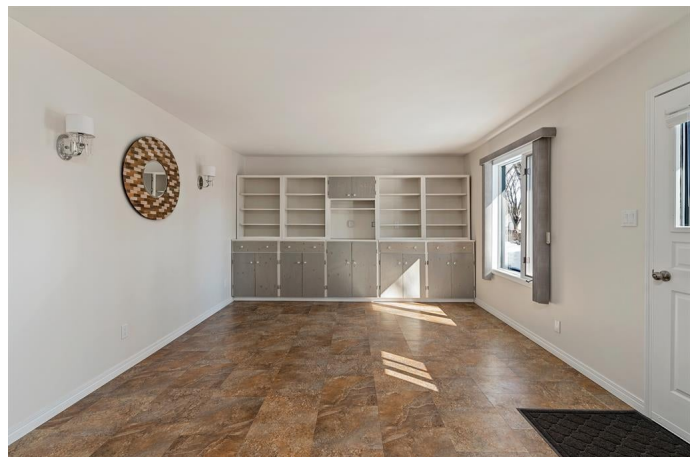
West Lloydminster, Lloydminster, Alberta

Introducing a newly renovated home with fresh paint, modern appliances and abundant storage throughout the property. The spacious garage/shop provides endless possibilities for your business or projects with back alley access and Rinnai Continuum hot water system(on-demand heat). The boiler system is only 8 years old. Located near Kin-Kinette Park, which boasts an outdoor pool, and Archie Miller Arena, this location offers both convenience and entertainment. Enjoy scenic views of the neighborhood during the spring to fall seasons. The charmingly landscaped front yard requires minimal maintenance while providing curb appeal. Host gatherings on the inviting front deck complete with an attached ramp for easy access. Nestled in a peaceful yet accessible community, ample parking is available at both the front and rear of the property - perfect for accommodating multiple vehicles or even a camper in the back! Check out the 3D Virtual Tour.

Built in 1947

### Essential Information

MLS® #	A2220372
Price	\$259,777
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	716



Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5514 48 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0J9

### Amenities

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Heated Garage, Insulated, Single Garage Attached, Workshop in Garage, Gravel Driveway
# of Garages	1

### Interior

Interior Features	Built-in Features, Laminate Counters, Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 12th, 2025
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Days on Market	3
Zoning	R1

## **Listing Details**

Listing Office	CENTURY 21 DRIVE
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