

# \$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 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 3  |
| Zoning         | R1 |

## **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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