

# \$349,900 - 5301 47 Street, Lloydminster

MLS® #A2265641

**\$349,900**

3 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Fully Renovated Home in Established  
Neighborhood – Like New, Inside and Out!

Why wait for new construction when you can have it all—a fully renovated, move-in ready home nestled in a mature, tree-lined neighborhood.

This 3-bedroom, 2-bathroom beauty has been thoughtfully updated from top to bottom with modern style. Starting with the exterior, enjoy brand new siding, shingles, windows, and doors, giving the home a crisp, fresh curb appeal. Inside, you're welcomed by a cozy electric fireplace feature in the living room, all-new vinyl plank flooring, and fresh paint throughout.

The completely redone kitchen offers modern cabinetry, updated fixtures, and a sleek layout that makes entertaining easy. Downstairs, the fully finished basement includes a spacious family room, a newly added third bedroom, and a full bathroom, offering plenty of room for growing families or guests.

No detail has been overlooked—newer furnace, hot water tank, and light fixtures ensure peace of mind for years to come. Step outside to enjoy a fenced yard, single detached garage, and a private firepit area, perfect for cozy evenings under the stars.

This nearly-complete home offers quick possession—move in and start enjoying right



away!

Don't miss this rare opportunity to own a like-new home in a well-established neighborhood. Contact us today to schedule your private showing.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265641    |
| Price          | \$349,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 790         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5301 47 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9B0G5            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Electric, Living Room   |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 5                  |
| Zoning         | R1                 |

## Listing Details

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

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