

# \$374,500 - 5741 45 Street, Lloydminster

MLS® #A2214614

## \$374,500

5 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.20 Acres

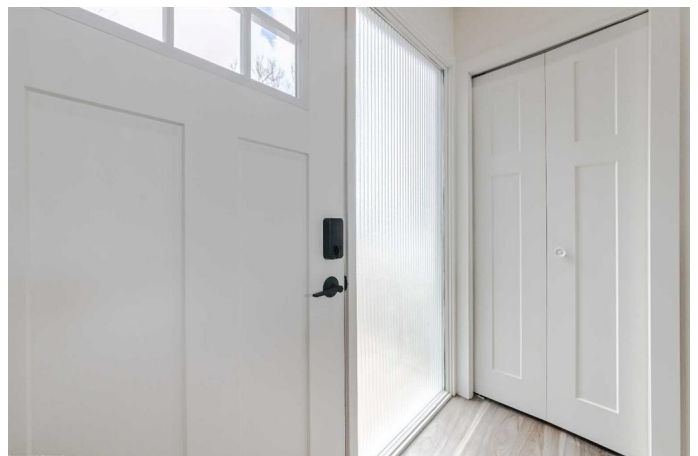
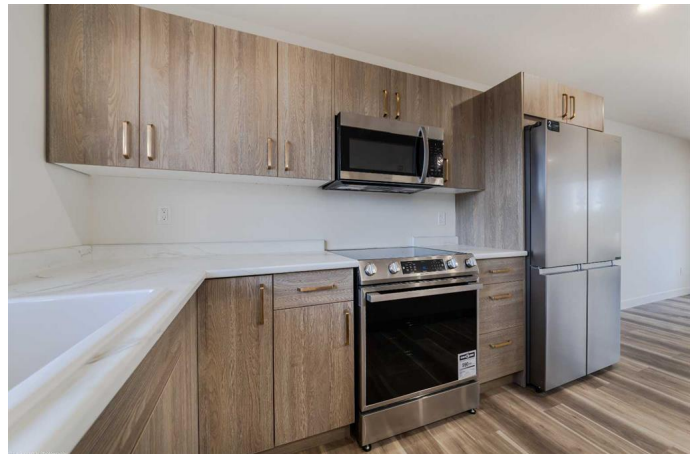
West Lloydminster, Lloydminster, Alberta

Step inside this beautifully renovated home, tucked away in a quiet, mature neighborhood! Every detail has been thoughtfully updated, including new shingles, siding, windows, deck, furnace, hot water tank, kitchen, all bathrooms, flooring, paint, fixtures, ensuite bathroom, and more! The stunning kitchen is the heart of the home, featuring stainless steel appliances and a gorgeous butcher block island – perfect for cooking, gathering, and entertaining. The main floor offers three bright and comfortable bedrooms, while the fully finished basement adds two more bedrooms, a spacious living area, and a cozy nook ideal for a reading spot, home office, or play area. Outside, you'll love the huge yard, alley access with parking, street parking, and don't forget about the oversized two-car garage. If you've been searching for a move-in-ready home that blends modern updates with a welcoming community feel, this one is truly a must-see!

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214614  |
| Price          | \$374,500 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,074     |
| Acres          | 0.20      |



|            |             |
|------------|-------------|
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5741 45 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0C3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Wood Counters                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other, Private Yard, Rain Gutters |
| Lot Description   | Few Trees, Lawn                   |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Concrete, Stucco           |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 33               |

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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