

# \$249,900 - 5511 46 Street, Lloydminster

MLS® #A2244102

**\$249,900**

3 Bedroom, 2.00 Bathroom, 764 sqft

Residential on 0.25 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this beautifully updated 3-bedroom, 1-bathroom home located in a quiet and desirable neighbourhood on the Alberta side of Lloydminster. This move-in-ready gem has seen numerous renovations that blend modern touches with timeless charm.

Step inside to find stunning hardwood flooring throughout the main living areas, adding warmth and elegance to the space. The home features newer windows that let in plenty of natural light while boosting energy efficiency. A durable metal roof offers long-term peace of mind, making this home as practical as it is attractive.

The layout is functional and inviting, with a bright living room, cozy bedrooms, and a well-appointed bathroom. Outside, you'll find a spacious yard perfect for relaxing or entertaining, all in a peaceful setting close to schools, parks, and amenities.

Whether you're a first-time buyer or looking to downsize, this well-maintained property is a fantastic opportunity. Don't miss your chance to own a renovated home in a great Alberta-side location!

Built in 1956

## Essential Information



MLS® #	A2244102
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	764
Acres	0.25
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5511 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E4

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, RV Access/Parking

### Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof	Asphalt
Construction	Concrete, Wood Frame, Veneer
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	3
Zoning	R4

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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