

# \$322,950 - 5727 45 Street, Lloydminster

MLS® #A2249867

**\$322,950**

5 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.19 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this 1,100 sq ft bi-level offering plenty of space for a growing family. The main floor features a large kitchen with room for family meals, a dining area, living room, three bedrooms, and a full bathroom. Downstairs you'll find a family room, two additional bedrooms, a second bathroom, laundry, and a storage area. Outside, the large fenced backyard provides space for kids, pets, or gardening, and the double detached heated garage with back alley access is a great bonus. If you're looking for a practical home with lots of potential, this one is worth a look.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249867    |
| Price          | \$322,950   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,074       |
| Acres          | 0.19        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5727 45 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V0C3            |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | See Remarks                                                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Lawn            |
| Roof              | Asphalt Shingle                       |
| Construction      | Composite Siding, Wood Frame, Asphalt |
| Foundation        | Wood                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 55                |
| Zoning         | R1                |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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