

# \$389,900 - 5218 46 Street, Lloydminster

MLS® #A2207161

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,168 sqft  
Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

This custom-built 4-bedroom, 3-bathroom bi-level home is located on one of the most picturesque tree-lined streets in the city, just a short walk from shopping, schools, and various amenities. With stunning curb appeal highlighted by cultured stone, color-matched windows, door trim and garage door, the home immediately impresses. Inside, a spacious foyer welcomes you with a unique iron railing, tile flooring, and built-in storage. The living room features rich hardwood flooring and vaulted ceilings, while the bright eat-in kitchen offers a corner pantry, plenty of cabinetry, and newer stainless steel appliances. The master suite includes a luxurious ensuite with an oversized glass shower, a large vanity, and ample storage. Moving downstairs the basement is completely finished and has seen many recent renovations including new flooring, trim, paint and a full laundry room and bathroom refresh. Downstairs is complete with two spacious bedrooms as well as dedicated storage room. Additional highlights include a heated double-attached garage, RV parking, central air conditioning, and underground sprinklers in the front yard. Move-in ready and beautifully maintained, this home is a must-see—book your showing today before it's gone!

Built in 2004

## Essential Information



MLS® #	A2207161
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,168
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5218 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0C8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Street Lighting, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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