

# \$209,900 - 5514 46, Lloydminster

MLS® #A2212768

## \$209,900

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.24 Acres

West Lloydminster, Lloydminster, Alberta

Well maintained home located close to amenities and a beautiful quiet street this home features all main floor living with 2 bedrooms and a large 4 piece bathroom the living room is a great size with lots of room and an electric fireplace. The home has new windows, and flooring with a huge double lot yard all fenced and a 24x28 heated double door garage with lots of parking and RV parking as well it is a must see.

Built in 1942

## Essential Information

MLS® #	A2212768
Price	\$209,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.24
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5514 46
Subdivision	West Lloydminster



City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V0E5

### Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Alley Access, Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Gazebo
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.