

\$289,999 - 5317 47 Street, Lloydminster

MLS® #A2206531

\$289,999

4 Bedroom, 2.00 Bathroom, 1,067 sqft
Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to your perfect investment opportunity or charming first-time buy in the mature Lloydminster West neighbourhood! This thoughtfully updated home features a legal suite that caters to the revenue-savvy buyer. With stunning vinyl plank flooring flowing seamlessly throughout, the modern kitchen is a cook's delight, boasting a spacious island perfect for entertaining. Convenience is key with both main floor and basement suite laundries. Indulge in the comfort of beautifully renovated bathrooms on both levels, updated mechanical systems, and refreshed windows. Enjoy the ease of a short walk to nearby amenities, making errands a breeze. The property also offers alley access, providing ample parking opportunities, an 8x10 shed for extra storage, and a stylishly updated deck to relax or entertain guests. This fully furnished home is ready for immediate rental or to become your next Airbnb venture. For a detailed experience, a 3D virtual tour is available to explore the charm and functionality of this remarkable home.

Built in 1947

Essential Information

MLS® #	A2206531
Price	\$289,999
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,067
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5317 47 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0G5

Amenities

Parking Spaces	3
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 5

Zoning R1

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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