

# \$282,500 - 5216 48 Street, Lloydminster

MLS® #A2215253

**\$282,500**

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Welcome Home! This lovely, central Lloydminster bungalow has been lovingly maintained by its current family for many, many years. Today, this home is seeking new owners to make it their own. A well treed neighbourhood with an excellent walk-score to central services and the downtown area; the surrounding homes all show pride of ownership. Some of the quality updates to mention include shingles, windows, vinyl siding, flooring and furnaces. You are sure to enjoy the covered front veranda as much as the seller has as even with central A/C this wonderful feature also conveniently keeps the south heat from getting into your living space! The property presents, not only with "good bones" but with great curb appeal, nicely landscaped front and back with a concrete side walkway and a fully fenced rear yard, a wooden patio area, dedicated sun-filled garden and alley access to a double detached garage. Inside you are welcomed to a partially open concept plan to the living room and a spacious eat in kitchen with oak cabinetry and an included appliance package. There are nice storage options on the main as well as two comfortable sized bedrooms and a four-piece bathroom; notice that there is even a unique skinny storage space available at the end of the tub! Both the front and rear entry ways are large enough to welcome in guests and to store away coats and bags, the back entry provides direct access to the basement mother-in-law suite. The downstairs has



several very large windows for this age of a home and features two bedrooms, kitchenette, family room, den, four-piece bath and laundry/utility area with additional storage opportunities. (OMIT all main floor curtains from any offers please) Make your move!

Built in 1966

### **Essential Information**

MLS® #	A2215253
Price	\$282,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5216 48 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0J3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Vinyl Windows
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Appliances	Dishwasher, Garage Control(s), Range Hood, Stove(s), Washer, Built-In Refrigerator
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Garden, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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