

# \$469,900 - 5016 47 Street, Lloydminster

MLS® #A2171795

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.10 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to 5016 47 Street, Lloydminster—a stunning modern detached home redefining city living in the heart of the downtown core. This brand-new build boasts four spacious bedrooms and three luxurious bathrooms, designed with contemporary elegance. The home features high-quality quartz countertops, adding a touch of sophistication to the open-concept kitchen and living spaces. Perfectly positioned as an infill property, this home offers a unique opportunity to experience urban living in Lloydminster, blending convenience and modern style in a revitalized neighborhood. where modern living meets urban sophistication. This brand-new, detached home is a key piece in the revival of the downtown core, bringing a fresh, vibrant energy to the heart of the city. Thoughtfully designed with contemporary aesthetics and functionality in mind, this stunning property offers four spacious bedrooms and three luxurious bathrooms, making it perfect for families or those seeking ample space. As you step inside, you're greeted by an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The kitchen is a chef's dream, featuring sleek quartz countertops that provide both durability and style, complemented by high-end fixtures and finishes. Upstairs, the bedrooms provide a serene retreat, with large windows that flood the rooms with natural light. The primary suite is a true sanctuary, complete with a walk-in closet and a spa-like ensuite bathroom that



features modern fixtures and finishes. The additional bedrooms are equally impressive. The basement awaits your customization. This property boasts the opportunity to add a detached garage with the possibility for a carriage house upon the buyers request. Builder will build a detached garage at cost.

Built in 2025

**Essential Information**

MLS® #	A2171795
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	5016 47 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E9

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Vinyl Windows, Quartz Counters, Walk-In Closet(s)
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Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	October 9th, 2024
Days on Market	297
Zoning	DC1

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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