\$245,000 - 5406 45 Street, Lloydminster

MLS® #A2233176

\$245,000

2 Bedroom, 1.00 Bathroom, 1,184 sqft Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Awesome potential in this story and a half home on a tree lined street in a lovely, mature Lloydminster, AB neighbourhood. This is a great property for an individual with vision and handy person skills! Includes appliances and a huge 22' X 32' garage, great for storing all the toys or working on hobbies and projects. Close to an elementary school, a busy shopping district and many restaurants. Make your move!

Built in 1949

Essential Information

MLS® # A2233176 Price \$245,000

Bedrooms 2
Bathrooms 1.00

Full Baths 1

Square Footage 1,184 Acres 0.14 Year Built 1949

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 5406 45 Street
Subdivision West Lloydminster







City Lloydminster

County Lloydminster

Province Alberta
Postal Code T9V 0B9

Amenities

Parking Spaces 4

Parking Double Garage Detached, Heated Garage, Insulated

of Garages 2

Interior

Interior Features See Remarks

Appliances Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard

Lot Description Lawn

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025

Days on Market 137
Zoning R1

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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