

# \$249,900 - 5511 46 Street, Lloydminster

MLS® #A2244102

**\$249,900**

3 Bedroom, 2.00 Bathroom, 764 sqft

Residential on 0.25 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this beautifully updated 3-bedroom, 1-bathroom home located in a quiet and desirable neighbourhood on the Alberta side of Lloydminster. This move-in-ready gem has seen numerous renovations that blend modern touches with timeless charm.

Step inside to find stunning hardwood flooring throughout the main living areas, adding warmth and elegance to the space. The home features newer windows that let in plenty of natural light while boosting energy efficiency. A durable metal roof offers long-term peace of mind, making this home as practical as it is attractive.

The layout is functional and inviting, with a bright living room, cozy bedrooms, and a well-appointed bathroom. Outside, you'll find a spacious yard perfect for relaxing or entertaining, all in a peaceful setting close to schools, parks, and amenities.

Whether you're a first-time buyer or looking to downsize, this well-maintained property is a fantastic opportunity. Don't miss your chance to own a renovated home in a great Alberta-side location!

Built in 1956

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244102    |
| Price          | \$249,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 764         |
| Acres          | 0.25        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5511 46 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0E4           |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Concrete Driveway, RV Access/Parking |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage                                                     |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                         |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | None                                                                          |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt                      |
| Construction | Concrete, Wood Frame, Veneer |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |
| Zoning         | R4               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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