

\$214,900 - 5301 47 Street, Lloydminster

MLS® #A2219189

\$214,900

2 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Perfect starter home with a single detached garage! This cozy bungalow is on a mature corner lot that gives you privacy while you enjoy your night around the fire pit and you will appreciate all the street parking when hosting multiple guests. The main floor includes 2 bedrooms, a 4-piece bathroom, kitchen and generous sized living/dining room. The basement features another 4-piece bathroom and is otherwise ready for future development that could include another bedroom and family room. The basement walls have been insulated providing added warmth and comfort. Additional features include: 100 amp panel, high efficient furnace, back alley access, newer fence on the west property line and a garden area.

Built in 1959

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219189 |
| Price | \$214,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 796 |
| Acres | 0.14 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5301 47 Street |
| Subdivision | West Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 0G5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas, Floor Furnace |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Yard, Corner Lot, Few Trees, Front Yard, Lawn |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 13 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.