

# \$249,900 - 5220 46 Street, Lloydminster

MLS® #A2248496

## \$249,900

3 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Nice bungalow with lots of upgrades put into it. This 864 square foot home has 3 bedrooms and 2 full bathrooms. The main level has just seen brand new flooring installed, new doors, new windows and numerous updates to the bathrooms. Upstairs has a big south facing living room and great kitchen/dining room attached. There are 2 bedrooms up and a shared full bathroom that has a newer tub and new shower doors being installed soon. Downstairs is currently set up to be a separate rental suite with a large master bedroom, walk in closet and beautiful ensuite bathroom. Opposite the bedroom is a family room and kitchen providing options for investment and supplemental income to cover the mortgage. Outside you can enjoy a big backyard deck with lots of room for patio furniture and built in seating. This corner lot is private and fenced, the double attached garage is a great for 2 vehicles or all your toys and storage. A great family home or rental property potential.

Built in 1953

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248496  |
| Price          | \$249,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 864       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1953        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5220 46 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0C8           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Walk-In Closet(s)                                                                |
| Appliances        | Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Corner Lot, Garden, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 2                 |

Zoning R1

## Listing Details

Listing Office MUSGRAVE AGENCIES

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