

\$322,950 - 5727 45 Street, Lloydminster

MLS® #A2249867

\$322,950

5 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.19 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to this 1,100 sq ft bi-level offering plenty of space for a growing family. The main floor features a large kitchen with room for family meals, a dining area, living room, three bedrooms, and a full bathroom. Downstairs you'll find a family room, two additional bedrooms, a second bathroom, laundry, and a storage area. Outside, the large fenced backyard provides space for kids, pets, or gardening, and the double detached heated garage with back alley access is a great bonus. If you're looking for a practical home with lots of potential, this one is worth a look.

Built in 1971

Essential Information

MLS® #	A2249867
Price	\$322,950
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.19
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	5727 45 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V0C3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Asphalt
Foundation	Wood

Additional Information

Date Listed	August 19th, 2025
Days on Market	64
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.