

\$289,999 - 5317 47 Street, Lloydminster

MLS® #A2206531

\$289,999

4 Bedroom, 2.00 Bathroom, 1,067 sqft
Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Welcome to your perfect investment opportunity or charming first-time buy in the mature Lloydminster West neighbourhood! This thoughtfully updated home features a legal suite that caters to the revenue-savvy buyer. With stunning vinyl plank flooring flowing seamlessly throughout, the modern kitchen is a cook's delight, boasting a spacious island perfect for entertaining. Convenience is key with both main floor and basement suite laundries. Indulge in the comfort of beautifully renovated bathrooms on both levels, updated mechanical systems, and refreshed windows. Enjoy the ease of a short walk to nearby amenities, making errands a breeze. The property also offers alley access, providing ample parking opportunities, an 8x10 shed for extra storage, and a stylishly updated deck to relax or entertain guests. This fully furnished home is ready for immediate rental or to become your next Airbnb venture. For a detailed experience, a 3D virtual tour is available to explore the charm and functionality of this remarkable home.

Built in 1947

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2206531 |
| Price | \$289,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Square Footage | 1,067 |
| Acres | 0.14 |
| Year Built | 1947 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5317 47 Street |
| Subdivision | West Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 0G5 |

Amenities

| | |
|----------------|------------------------------|
| Parking Spaces | 3 |
| Parking | Gravel Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco |

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning R1

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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