

# \$279,900 - 5409 46 Street, Lloydminster

MLS® #A2230477

**\$279,900**

4 Bedroom, 2.00 Bathroom, 1,442 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

This 1922 two-storey character home features a detached double garage, and a cozy front veranda, private back yard with all the modern conveniences you need, including appliances and main floor laundry. The main floor features a spacious living room, perfect for entertaining guests or relaxing with the family. With 3 bedrooms up and one in the basement, this home provides ample space for the whole family. Don't miss out on owning a piece of history with this historic home.

Built in 1922

## Essential Information

MLS® #	A2230477
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.14
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	5409 46 Street
Subdivision	West Lloydminster



City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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