

# \$339,900 - 5301 47 Street, Lloydminster

MLS® #A2265641

**\$339,900**

3 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Fully Renovated Home in Established  
Neighborhood – Like New, Inside and Out!

Why wait for new construction when you can have it all—a fully renovated, move-in ready home nestled in a mature, tree-lined neighborhood.

This 3-bedroom, 2-bathroom beauty has been thoughtfully updated from top to bottom with modern style. Starting with the exterior, enjoy brand new siding, shingles, windows, and doors, giving the home a crisp, fresh curb appeal. Inside, you're welcomed by a cozy electric fireplace feature in the living room, all-new vinyl plank flooring, and fresh paint throughout.

The completely redone kitchen offers modern cabinetry, updated fixtures, and a sleek layout that makes entertaining easy. Downstairs, the fully finished basement includes a spacious family room, a newly added third bedroom, and a full bathroom, offering plenty of room for growing families or guests.

No detail has been overlooked—light fixtures ensure peace of mind for years to come. Step outside to enjoy a fenced yard, single detached garage, and a private firepit area, perfect for cozy evenings under the stars.

This nearly-complete home offers quick possession—move in and start enjoying right away!



Don't miss this rare opportunity to own a like-new home in a well-established neighborhood. Contact us today to schedule your private showing. Motivated Sellers!

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265641    |
| Price          | \$339,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 790         |
| 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 | T9V0G5            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |

|                 |                       |
|-----------------|-----------------------|
| Cooling         | None                  |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Full                  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 21                 |
| Zoning         | R1                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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