

# \$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, Stove(s), Washer/Dryer
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	Wood Frame, Asphalt, Composite Siding
Foundation	Wood

## Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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