

# \$283,000 - 5012 47 Street, Lloydminster

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MLS® #A2257492

**\$283,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.19 Acres

Central Business District, Lloydminster, Alberta

If you're not afraid of a project, this one's for you. This rough-around-the-edges property offers solid square footage and a chance to start fresh. The home is in need of major work inside and out, but it presents strong potential for the right buyer looking to invest sweat equity or plan for redevelopment.

Located in a well-situated area of Lloydminster, the zoning is particularly attractive for future commercial development, making this an appealing option for builders, investors, or anyone with a vision for the site's next chapter.

Please note: This property must be sold together with MLS® A2254749 and A2257451. Together, these parcels create an exceptional opportunity for redevelopment or land assembly in a central Lloydminster location.

Built in 1944

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257492  |
| Price      | \$283,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 739         |
| Acres          | 0.19        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5012 47 Street            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 0E9                   |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                            |
| Appliances        | None                                   |
| Heating           | Floor Furnace, Forced Air, Natural Gas |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Partial, Unfinished                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Unknown   |
| Foundation        | Other   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 1                 |
| Zoning         | DC1               |

### Listing Details

Listing Office

CENTURY 21 DRIVE

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