

# \$299,900 - 5318 45 Street, Lloydminster

MLS® #A2265119

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0.19 Acres

West Lloydminster, Lloydminster, Alberta

If you have been looking and waiting for an Alberta Side home that is nicely refreshed and ready for you

to move in and enjoy, then this is the home you need to come and see. Perfect place to begin home

ownership- recent improvements include upgraded electrical panel, new garage electrical with new

electrical in garden shed in back yard.

Upgraded plumbing in home, new plumbing fixtures and

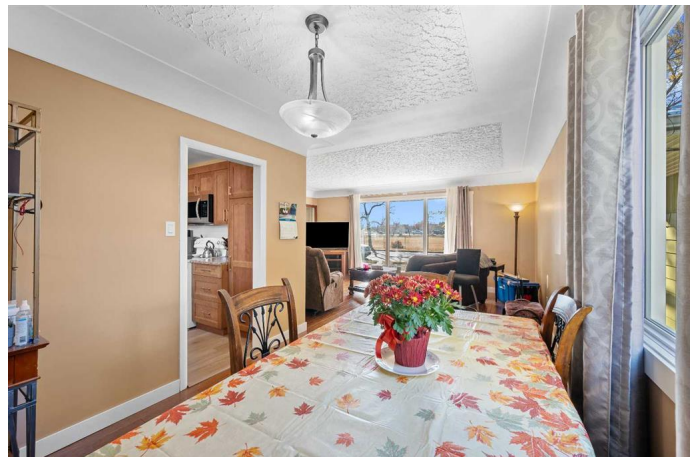
bathrooms refreshed, new flooring throughout most of the main floor, new paint on the main floor and

new kitchen cabinets and vanity in the bathroom. This home is spacious with 1132 square feet above

grade, three bedrooms on the main floor and a bedroom in the basement. lots of space to stretch your

legs here- and at a price that is extremely affordable. Add to all this the detached garage measuring 14' by 24'... Just what you need to

keep the frost off your vehicle, and a back alley for flexibility and access to the oversized backyard space (should you choose). This won't last long.



Built in 1955

## Essential Information

MLS® #	A2265119
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.19
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5318 45 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0V7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot
Roof	Metal

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.