

# \$245,000 - 5406 45 Street, Lloydminster

MLS® #A2233176

**\$245,000**

2 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Awesome potential in this story and a half home on a tree lined street in a lovely, mature Lloydminster, AB neighbourhood. This is a great property for an individual with vision and handy person skills! Includes appliances and a huge 22' X 32' garage, great for storing all the toys or working on hobbies and projects. Close to an elementary school, a busy shopping district and many restaurants. Make your move!

Built in 1949

## Essential Information

MLS® #	A2233176
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	5406 45 Street
Subdivision	West Lloydminster



City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0B9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

### Interior

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

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	84
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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