

# \$189,369 - 38 Alberta Cres, Lloydminster

MLS® #A2245125

**\$189,369**

5 Bedroom, 3.00 Bathroom, 1,497 sqft  
Residential on 0.15 Acres

West Lloydminster, Lloydminster, Alberta

Opportunity Knocks in a Prime Lloydminster Location!

Located in a quiet, mature neighborhood just one block from the outdoor pool, this spacious over 1500 sq.ft. bungalow offers incredible potential for the right buyer. With 4 bedrooms, a main 4-piece bath, a 2-piece ensuite currently under renovation, and an additional 2-piece bathroom in the basement, this home is ideal for those looking to add value through updates and repairs.

The main floor features a large family room with a wood-burning fireplace, while the basement offers a generous recreation area with a second wood-burning fireplace—perfect for cozy family gatherings or future entertaining spaces.

Situated on a low-traffic crescent, the property includes alley access, an attached carport, and a backyard patio for outdoor enjoyment. This home is a fantastic project opportunity for investors, renovators, or anyone seeking to build equity in a desirable area of Lloydminster. This property is being sold "as is/where is".

Bring your vision and make this diamond in the rough shine!

Built in 1967



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245125    |
| Price          | \$189,369   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,497       |
| Acres          | 0.15        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 38 Alberta Cres   |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 3G3           |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Off Street, Parking Pad, Attached Carport |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | Other                    |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 2                        |
| Fireplaces        | Wood Burning             |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 2                |
| Zoning         | R1               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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.