



**5510 48 Street**  
**Lloydminster, Alberta**

**MLS # A2292988**



**\$262,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this solid bungalow located on a beautiful tree-lined street in West Lloydminster. Offering 1,108 sq.ft. of living space, this home provides a functional layout with income potential and a double detached garage with convenient alley access. The main floor features a bright living room, kitchen and dining area, two bedrooms, and a full bathroom. One of the original bedrooms has been converted to a main floor laundry, adding everyday convenience. Some windows have been updated, and the home has been well-maintained over the years. The fully finished basement offers additional living space and includes two bedrooms, a bathroom, kitchen area, and a separate side entrance, creating excellent extended family living, multi-generational use, or future rental opportunities, subject to municipal approval. Situated on a fully fenced lot in an established neighbourhood, this property offers a great opportunity for buyers looking for a solid home they can move into and update over time. A practical home with space, flexibility, and long-term value in a mature Lloydminster location.