



5621 47 Street
Lloydminster, Alberta

MLS # A2306379



\$209,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	1
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Lawn, Recta		

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

Inclusions: N/A

Perfect home for a first time buyer that is walking distance to parks and the outdoor pool! This cozy bungalow is in good shape and is an excellent opportunity for young families looking to get into the market. With a single detached garage and a functional layout, this home offers both comfort and convenience. The main floor features 3 bedrooms along with a bright kitchen and dining area that flows into a spacious living room—perfect for everyday living and family time. Downstairs, you’ll find even more space with a second large living room, a 4th bedroom, and a 3-piece bathroom combined with the mechanical/laundry room, giving you flexibility for guests, a home office, or growing kids. Step outside to a fully fenced backyard that’s ideal for children and pets to play safely. Garden enthusiasts will love the large garden plot, while the back alley access provides added convenience for extra parking or tackling future projects. Affordable, practical, and in a great location—this is the kind of home that makes getting started feel easy.