



5510 45 Street
Lloydminster, Alberta

MLS # A2320298



\$359,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MDR

Utilities: -

Inclusions: N/A

Welcome to this beautifully renovated family home in a prime Lloydminster location, close to schools, shopping, and everyday amenities. Offering 4 bedrooms and 3 bathrooms, this move-in-ready property has been extensively updated from top to bottom. The main floor features a spacious living room, bright kitchen and dining area, two bedrooms, and 1.5 bathrooms. Recent renovations include new vinyl plank flooring throughout the entire home, fresh paint including ceilings, completely updated bathrooms, new fixtures, light fixtures, trim, appliances, and more. Downstairs, you'll find a large family room that's perfect for movie nights and watching TV without window glare, along with two additional bedrooms and a modern 3-piece bathroom. New basement windows provide added comfort and efficiency. Outside, enjoy a large private backyard complete with a ground-level deck, ideal for relaxing or entertaining. The 16' x 20' heated garage offers plenty of space for parking, storage, or a workshop. The exterior has also received a complete refresh, including new shingles, giving this home excellent curb appeal. With modern updates, ample living space, and a convenient location, this home is ready for its next owners to simply move in and enjoy.