



5316 47 Street
Lloydminster, Alberta

MLS # A2323226



\$129,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	651 sq.ft.	Age:	1942 (84 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Garage Faces Rear, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Nestled on a beautiful tree lined street in the heart of downtown, this charming bungalow offers character, comfort, and affordability all in one package. Step inside through the sunny three season porch, the perfect spot to enjoy your morning coffee, grow your favourite plants, or simply soak up the sunshine without the bugs. The spacious living room features original hardwood floors and flows into two comfortable bedrooms. The kitchen offers a practical layout with plenty of cabinetry and includes all appliances, making it move-in ready from day one. Down the hall you'll find a 4-piece bathroom, convenient main floor laundry, and additional storage space. Out back, the mature trees create a surprisingly private setting, with a partially fenced yard that's perfect for relaxing, gardening, or letting pets play. There's also a single detached garage with power for extra storage or parking. Important updates have already been taken care of, including a furnace and water heater replaced in 2021, a 100 amp electrical panel, and several updated vinyl windows. They say good things come in small packages, and this home is proof. Full of warmth, character, and potential, it's a wonderful opportunity for first time buyers, downsizers, or anyone looking for an affordable place to call home.