



5502 46 Street
Lloydminster, Alberta

MLS # A2325272



\$329,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,026 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Lawn, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this charming bungalow offering comfort, functionality, and opportunity. Featuring an attached garage and a concrete RV parking pad, this property is designed for convenience and flexibility. Step inside to an inviting open concept floor plan with large windows that fill the home with natural light, creating a bright and welcoming atmosphere. The main floor offers the ease of laundry access, making day to day living simple and efficient. The fully developed basement includes a kitchenette, making it ideal for a summer kitchen, extended family living, or a potential rental opportunity. Whether you're looking for extra income potential or additional living space, this offers plenty of possibilities.