

5727 45 Street  
 Lloydminster, Alberta

MLS # A2249867


**\$309,950**

Division: West Lloydminster

Type: Residential/House

Style: Bi-Level

Size: 1,074 sq.ft. Age: 1971 (55 yrs old)

Beds: 5 Baths: 2 full / 1 half

Garage: Double Garage Detached, RV Access/Parking

Lot Size: 0.19 Acre

Lot Feat: Back Lane, Back Yard, Lawn

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		
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Inclusions:	N/A		

Welcome to this 1,100 sq ft bi-level offering plenty of space for a growing family. The main floor features a large kitchen with room for family meals, a dining area, living room, three bedrooms, and a full bathroom. Downstairs you'll find a family room, two additional bedrooms, a second bathroom, laundry, and a storage area. Outside, the large fenced backyard provides space for kids, pets, or gardening, and the double detached heated garage with back alley access is a great bonus. If you're looking for a practical home with lots of potential, this one is worth a look.