5008 47 Street
Lloydminster, Alberta

MLS # A2257479

$283,000

Division:	Central Business District
Type:	Residential/House
Style:	Bungalow

Size:	1,160 sq.ft.	**Age:**	1952 (74 yrs old)
Beds:	6	**Baths:**	1 full / 2 half

Garage:	None
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot

Heating:	Floor Furnace, Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	DC1
Foundation:	Other	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

This 1,160 sq. ft. home, located in the heart of downtown Lloydminster, offers plenty of space and incredible potential for the right buyer. Featuring six bedrooms and three bathrooms, this property is ideal for those looking for a larger family home, an income property, or an investment opportunity to add value through renovations. The layout provides flexibility with ample living space, a functional kitchen area, and multiple bedrooms that could easily be re-imagined for modern living. While the home does need some work, the structure and location offer a solid foundation to build upon. Outside, you’ll find a decent-sized lot within walking distance of shops, restaurants, and downtown amenities. This is your chance to own a property in a prime central location at an affordable price—perfect for buyers with vision or investors looking for a project with strong upside. Pleqse note this property is part of a package- MUST be sold with MLS # A2257492