



GRASSROOTS
REALTY GROUP

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**5413 47 Street
Lloydminster, Alberta**

MLS # A2275068



\$334,500

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Concrete, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome Home! This centrally located home has been tastefully renovated and is ready for an immediate possession date. A clean and modern feel with vinyl plank flooring, cushy carpet in the four bedrooms, freshly painted with new trim, hardware, fixtures and main floor windows. **BONUS: THIS HOME HAS BEEN PRE-INSPECTED FOR A BUYER'S CONVENIENCE. A NEW FURNANCE AND HOT WATER TANK ARE SCHEDULED TO BE PROFESSIONALLY INSTALLED ON JANUARY 7, 2026.** The open concept living, dining and kitchen are bright and welcoming, providing room for multiple furniture layouts. The dining room features a generous storage pantry and the kitchen has a tile backsplash and excellent work spaces with plenty of counter space and built in storage. A brand new, stainless steel kitchen appliance package is also included. With three bedrooms up and one down, as well as a massive family room - there is room here for everyone to have their private space. There is direct access from the back door to the basement which is a great feature for potential room rental or separated spaces for extended family. Both bathrooms are updated, there is a dedicated laundry/storage room with a brand new washer and dryer included. Outside you have a metal, maintenance free fence encasing the south facing rear yard with two storage sheds. The single detached garage (16.5 x 24.5) has new vinyl siding and an overhead door opener, the covered carport is convenient to keep an additional vehicle out of the elements during inclement weather. If homeownership is calling you, this turn-key property is certainly worth a look. Make your move!