5510 48 Street
Lloydminster, Alberta

MLS # A2292988

$262,900

Division:	West Lloydminster
Type:	Residential/House
Style:	Bungalow

Size:	1,127 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Detached, RV Access/Parking, Stall
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Hardwood, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	LDR
Foundation:	Poured Concrete		**Utilities:**	-
Features:	See Remarks			

Inclusions:	n/a

Welcome to this solid bungalow located on a beautiful tree-lined street in West Lloydminster. Offering 1,108 sq.ft. of living space, this home provides a functional layout with income potential and a double detached garage with convenient alley access. The main floor features a bright living room, kitchen and dining area, two bedrooms, and a full bathroom. One of the original bedrooms has been converted to a main floor laundry, adding everyday convenience. Some windows have been updated, and the home has been well-maintained over the years. The fully finished basement offers additional living space and includes two bedrooms, a bathroom, kitchen area, and a separate side entrance, creating excellent extended family living, multi-generational use, or future rental opportunities, subject to municipal approval. Situated on a fully fenced lot in an established neighbourhood, this property offers a great opportunity for buyers looking for a solid home they can move into and update over time. A practical home with space, flexibility, and long-term value in a mature Lloydminster location.