

# \$289,900 - 5409 46 Street, Lloydminster

MLS® #A2210700

## \$289,900

4 Bedroom, 2.00 Bathroom, 1,442 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

This 1922 two-storey character home features a detached double garage, and a cozy front veranda, private back yard with all the modern conveniences you need, including appliances and main floor laundry. The main floor features a spacious living room, perfect for entertaining guests or relaxing with the family. With 3 bedrooms up and one in the basement, this home provides ample space for the whole family. Don't miss out on owning a piece of history with this historic home.

Built in 1922

### Essential Information

MLS® #	A2210700
Price	\$289,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.14
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5409 46 Street
Subdivision	West Lloydminster



City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	30
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.