

\$245,000 - 5406 45 Street, Lloydminster

MLS® #A2233176

\$245,000

2 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Awesome potential in this story and a half home on a tree lined street in a lovely, mature Lloydminster, AB neighbourhood. This is a great property for an individual with vision and handy person skills! Includes appliances and a huge 22' X 32' garage, great for storing all the toys or working on hobbies and projects. Close to an elementary school, a busy shopping district and many restaurants. Make your move!

Built in 1949

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2233176 |
| Price | \$245,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,184 |
| Acres | 0.14 |
| Year Built | 1949 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5406 45 Street |
| Subdivision | West Lloydminster |



| | |
|-------------|--------------|
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 0B9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

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

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Private Yard |
| Lot Description | Lawn |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 70 |
| 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.