

\$283,000 - 5012 47 Street, Lloydminster

MLS® #A2257492

\$283,000

2 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.19 Acres

Central Business District, Lloydminster, Alberta

If you're not afraid of a project, this one's for you. This rough-around-the-edges property offers solid square footage and a chance to start fresh. The home is in need of major work inside and out, but it presents strong potential for the right buyer looking to invest sweat equity or plan for redevelopment.

Located in a well-situated area of Lloydminster, the zoning is particularly attractive for future commercial development, making this an appealing option for builders, investors, or anyone with a vision for the site's next chapter.

Please note: This property must be sold together with MLS® A2254749 and A2257451. Together, these parcels create an exceptional opportunity for redevelopment or land assembly in a central Lloydminster location.

Built in 1944

Essential Information

MLS® #	A2257492
Price	\$283,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	739
Acres	0.19
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5012 47 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E9

Amenities

Parking	None
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Interior

Interior Features	See Remarks
Appliances	None
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Other

Additional Information

Date Listed	October 2nd, 2025
Days on Market	14
Zoning	DC1

Listing Details

Listing Office

CENTURY 21 DRIVE

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