

\$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	140
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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