

# \$318,880 - 5724 47 Street, Lloydminster

MLS® #A2154553

**\$318,880**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.15 Acres

West Lloydminster, Lloydminster, Alberta

**REVENUE OPPORTUNITY!** This home features a completely separate access non-regulation basement suite where a new owner could generate income from two units, subsidize their mortgage payment (live upstairs and rent downstairs), have room for extended or a large family, or perhaps even look into a work-from-home business opportunity! This innocent enough-looking central Lloydminster home is well maintained and filled with impressive and quality improvements that must be seen for yourself to be appreciated when considering your new space! A fully fenced and landscaped space with off-street front parking as well as rear alley access to multiple stalls and a substantial 24x24 insulated garage with 9-foot ceilings and workbench is sure to draw you in. Inside you will find updated windows and major mechanical, quality tile and laminate flooring, new trim, doors, lighting, quality bathroom updates, and bright white modern kitchens with full appliance packages included, both upstairs and down. On the main, you find 3 beds, 1.5 baths, and a functional and spacious living/dining and kitchen with an island, decent storage options, a sizable separate back entry, and main floor laundry. In heading to the basement, an open concept and welcoming space with a compact but all-inclusive kitchen, full bath, a den, 1 sizable bedroom, and private secondary laundry. This home is close to all conveniences, shopping centers, schools, parks, and the outdoor pool, located



in a lovely mature neighborhood and seeking new owners. Tenants' rights apply to the upstairs suite, the basement could be occupied immediately by a purchaser or their new tenants for revenue. Make your move!

Built in 1964

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2154553    |
| Price          | \$318,880   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,092       |
| Acres          | 0.15        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5724 47 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 1B5           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Oversized, Alley Access, Double Garage Detached, Front Drive, Insulated, Rear Drive |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Separate Entrance, Sump Pump(s) |
|-------------------|---|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Range Hood, Refrigerator, Dryer, Garage Control(s), Stove(s), Washer/Dryer Stacked |
| Heating      | Forced Air, Natural Gas, Floor Furnace   |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Finished, Full, Suite  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Private Entrance                                       |
| Lot Description   | Back Lane, Rectangular Lot, Back Yard, City Lot, Front Yard, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2024 |
| Days on Market | 260              |
| Zoning         | R1               |

## Listing Details

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

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