

# \$389,900 - 5741 45 Street, Lloydminster

MLS® #A2214614

## \$389,900

5 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.20 Acres

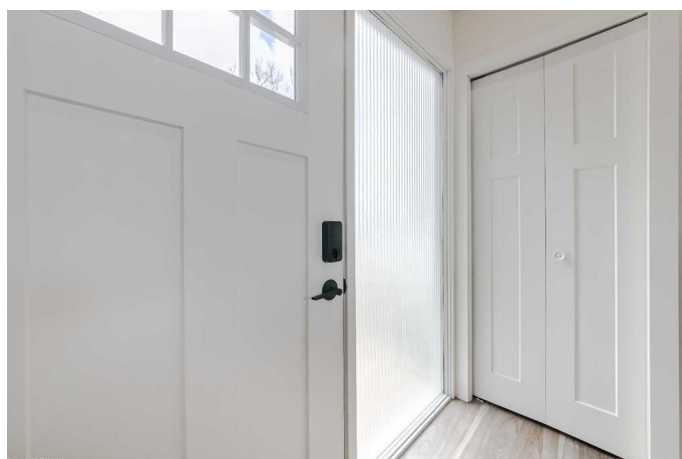
West Lloydminster, Lloydminster, Alberta

Step inside this beautifully renovated home, tucked away in a quiet, mature neighborhood! Every detail has been thoughtfully updated, including new shingles, siding, windows, deck, furnace, hot water tank, kitchen, all bathrooms, flooring, paint, fixtures, ensuite bathroom, and more! The stunning kitchen is the heart of the home, featuring stainless steel appliances and a gorgeous butcher block island – perfect for cooking, gathering, and entertaining. The main floor offers three bright and comfortable bedrooms, while the fully finished basement adds two more bedrooms, a spacious living area, and a cozy nook ideal for a reading spot, home office, or play area. Outside, you'll love the huge yard, alley access with parking, street parking, and don't forget about the oversized two-car garage. If you've been searching for a move-in-ready home that blends modern updates with a welcoming community feel, this one is truly a must-see!

Built in 1972

## Essential Information

MLS® #	A2214614
Price	\$389,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.20



Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5741 45 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0C3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Wood Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard, Rain Gutters
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	6

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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