

5741 45 Street  
Lloydminster, Alberta

MLS # A2214614

\$374,500

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Wood Counters		

Inclusions: N/A

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 &mdash; 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&rsquo;ll love the huge yard, alley access with parking, street parking, and don't forget about the oversized two-car garage. If you&rsquo;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!