

**5008 47 Street
Lloydminster, Alberta**

MLS # A2257479

\$283,000



Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1952 (74 yrs old)
Beds:	6	Baths:	1 full / 2 half
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas		
Floors:	Laminate, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Wood Siding		
Foundation:	Other		
Features:	See Remarks		
Inclusions:	N/A		

This 1,160 sq. ft. home, located in the heart of downtown Lloydminster, offers plenty of space and incredible potential for the right buyer. Featuring six bedrooms and three bathrooms, this property is ideal for those looking for a larger family home, an income property, or an investment opportunity to add value through renovations. The layout provides flexibility with ample living space, a functional kitchen area, and multiple bedrooms that could easily be re-imagined for modern living. While the home does need some work, the structure and location offer a solid foundation to build upon. Outside, you'll find a decent-sized lot within walking distance of shops, restaurants, and downtown amenities. This is your chance to own a property in a prime central location at an affordable price—perfect for buyers with vision or investors looking for a project with strong upside. Please note this property is part of a package—MUST be sold with MLS # A2257492