5018 46 Street
Lloydminster, Alberta

MLS # A2281079

$249,369

Division:	Central Business District		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,112 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 375
Basement:	Full	**LLD:**	-
Exterior:	Other, Vinyl Siding, Wood Frame	**Zoning:**	NC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions:	NA

Welcome to this well-maintained 45+ adult living townhouse condo in a super convenient Lloydminster location. This 2-storey home offers 1,112 sq ft of comfortable living space with easy walking access to everyday amenities. City Hall, the police station, the mall, post office, and other shopping choices are all just a short walk away. The main floor features a bright, open-concept kitchen, dining, and living area—great for day-to-day living or having friends over. A handy 2-piece powder room completes the main level. Upstairs you'll find two generous bedrooms, including a spacious primary bedroom. The home was originally built as a three-bedroom layout, and the wall can easily be put back in place if you'd prefer that setup again. A full 4-piece bathroom finishes off the upper floor. The basement adds even more flexibility with a 3-piece bathroom already in place and room to create an additional bedroom, family room, or hobby space. Extras include a single detached garage, a small private patio, and all appliances included: refrigerator, stove, microwave range hood, dishwasher, washer, and dryer. This property has been very well cared for and offers easy, low-maintenance adult living in a central location. A great option if you're looking for comfort, convenience, and walkable living in Lloydminster.