

**5218 46 Street**  
**Lloydminster, Alberta**

**MLS # A2207161**



**\$389,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

This custom-built 4-bedroom, 3-bathroom bi-level home is located on one of the most picturesque tree-lined streets in the city, just a short walk from shopping, schools, and various amenities. With stunning curb appeal highlighted by cultured stone, color-matched windows, door trim and garage door, the home immediately impresses. Inside, a spacious foyer welcomes you with a unique iron railing, tile flooring, and built-in storage. The living room features rich hardwood flooring and vaulted ceilings, while the bright eat-in kitchen offers a corner pantry, plenty of cabinetry, and newer stainless steel appliances. The master suite includes a luxurious ensuite with an oversized glass shower, a large vanity, and ample storage. Moving downstairs the basement is completely finished and has seen many recent renovations including new flooring, trim, paint and a full laundry room and bathroom refresh. Downstairs is complete with two spacious bedrooms as well as dedicated storage room. Additional highlights include a heated double-attached garage, RV parking, central air conditioning, and underground sprinklers in the front yard. Move-in ready and beautifully maintained, this home is a must-see—book your showing today before it's gone!