



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

5732 47 Street
Lloydminster, Alberta

MLS # A2247648



\$324,777

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,563 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Many Trees, Private, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: N/A

Nestled in a great neighbourhood, this charming bungalow offers over 1,500 sq. ft. of warm and inviting living space. Step into the spacious family room, where a wood-burning fireplace invites you to curl up on cool evenings. The owners have always loved the open dining and kitchen area—perfect for everyday meals, holiday gatherings, and everything in between. One of the home's most unique features is the thoughtfully designed addition, which has adapted to every stage of life—first serving as a retreat for a teenager, later a play space for grandchildren, and always remaining a versatile area ready to suit your needs. Outside, a large deck provides the perfect setting for summer barbecues or quiet morning coffee, surrounded by privacy. A handy shed stores all your outdoor furniture with ease, while the garage, driveway, and extra parking offer ample room for vehicles, guests, or recreational toys. From its cozy fireplace to its flexible living spaces, this home is ready to welcome you—and all the chapters of your life. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.