# \$252,500 - 5315 50 Avenue, Lloydminster

MLS® #A2208582

## \$252,500

4 Bedroom, 2.00 Bathroom, 926 sqft Residential on 0.12 Acres

North Lloydminster, Lloydminster, Saskatchewan

Make your move to this 2006 Bi-level with separate basement access and C1 zoning! Operate your business from home with a separated space in the basement or take advantage of the opportunity for additional revenue from shared living. You will find an open concept main floor with nice sized bedrooms throughout. The home has been painted in the past few years, new trim and vinyl plank flooring throughout, smoke detectors have all been upgraded to C02 combo units. All of the appliances are included for both of the kitchens as well as the washer and dryer. A supersized gravel parking pad has been completed in the back to provide for ample off-street parking, the yard is fully fenced and there is a storage shed included. Tenants rights apply.

Built in 2006

#### **Essential Information**

MLS® # A2208582 Price \$252,500

Bedrooms 4

Bathrooms 2.00

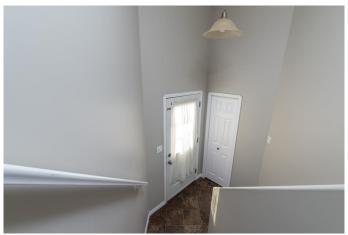
Full Baths 2

Square Footage 926

Acres 0.12

Year Built 2006







Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 5315 50 Avenue
Subdivision North Lloydminster

City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V 0P9

#### **Amenities**

Parking Spaces 3

Parking Driveway, Off Street, Parking Pad

#### Interior

Interior Features Open Floorplan, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 131
Zoning C1

### **Listing Details**

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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