

# \$244,900 - 5608 49 Avenue, Lloydminster

MLS® #A2260533

**\$244,900**

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.18 Acres

North Lloydminster, Lloydminster,  
Saskatchewan

Come check out this charming updated home! Very functional floorplan with large living room and dining area featuring large bright windows, new vinyl plank flooring and updated lighting. The kitchen has seen a complete overhaul with new cabinetry, gorgeous quartz counters, undermount sink, pantry and updated appliances. One large bedroom on the main floor and a nice & bright sitting area at the back of the home overlooking the back yard. Speaking of the yard...It's huge! Sitting on a lot and a half with underground sprinklers, fully fenced and a large 20x36 heated garage. The basement is finished with a full bathroom, lots of storage and 2 gigantic bedrooms. One of the bedrooms boasts large double closets and the other bedroom has endless options! It can be a bedroom, family room or even a suite! Yup this space is plumbed for a full kitchen and the basement can be its own self-contained suite if you're looking for an investment opportunity or just someone else to pay your mortgage while you live comfortably upstairs. New furnace, windows, eves and central air conditioning! All this at an affordable price point!

Built in 1956

## Essential Information

MLS® # A2260533

Price \$244,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 890         |
| Acres          | 0.18        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5608 49 Avenue     |
| Subdivision | North Lloydminster |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 0V5            |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                 |
| Parking        | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Stone Counters                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Private, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 11                   |
| Zoning         | R4                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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