

# \$229,000 - 5218 49 Street, Lloydminster

MLS® #A2267210

**\$229,000**

2 Bedroom, 2.00 Bathroom, 1,703 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Make your move! A charming two storey home in a lovely central Alberta location. Important updates include weeping tile, electrical, furnace and water tank. Kitchen remodel with included appliances and tile backsplash. Handy two piece bath on the main. Supersized living area and formal dining. Five piece bathroom with updates - soak your worries away in the claw foot tub. Massive bedrooms! The original hardwood flooring is ready for your refinishing touches - put in your own sweat equity here and return this home to its prime! Plenty of parking as well as rear alley access for RV parking or toys, partially fenced yard. An immediate possession date is available. Welcome Home!

Built in 1947

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267210    |
| Price          | \$229,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,703       |
| Acres          | 0.14        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5218 49 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0K6           |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows, Sump Pump(s)                           |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                   |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Has Basement      | Yes                                                                      |
| Basement          | Full                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 9                  |
| Zoning         | R4                 |

### Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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