

# \$119,900 - 5308 49th Avenue, Lloydminster

MLS® #A2256719

**\$119,900**

1 Bedroom, 1.00 Bathroom, 798 sqft

Residential on 0.12 Acres

North Lloydminster, Lloydminster,  
Saskatchewan

AFFORDABLE 1 bedroom bungalow located in Lloydminster, SK. R4 Zoned. Large lot with rear alley parking. Enclosed front sun room/porch entry, cozy living room with hardwood floors, bedroom, updated bathroom with laundry and a bright kitchen/eating area. Large rear porch that's insulated. Room for a garage! Updates include furnace, Hot water tank, sump pump.

Built in 1928

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256719    |
| Price          | \$119,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 798         |
| Acres          | 0.12        |
| Year Built     | 1928        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5308 49th Avenue   |
| Subdivision | North Lloydminster |



|             |              |
|-------------|--------------|
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Saskatchewan |
| Postal Code | S9V0V1       |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 3                                                    |
| Parking        | Additional Parking, Off Street, Outside, See Remarks |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Floor Furnace, Forced Air, Natural Gas                       |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Crawl Space, Partial                                         |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn |
| Roof              | Metal                                                            |
| Construction      | Wood Frame                                                       |
| Foundation        | Block                                                            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 41                   |
| Zoning         | R4                   |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | REAL ESTATE CENTRE |
|----------------|--------------------|

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