

# \$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 | 34                   |
| Zoning         | R4                   |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.