

\$329,900 - 3005 49 Avenue, Lloydminster

MLS® #A2213731

\$329,900

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.17 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Updated Bungalow with Basement Suite &
Heated Garage Oasis!

Welcome to this move-in ready, updated bungalow located in a quiet Saskatchewan neighborhood â€” perfect for homeowners seeking versatility, income potential, and comfort.

The main floor features a bright and open-concept layout with new vinyl plank flooring, fresh paint, and a spacious eat-in kitchen ideal for family meals or entertaining. Three generous bedrooms, including a primary suite with its own 2-piece ensuite, offer plenty of room to grow.

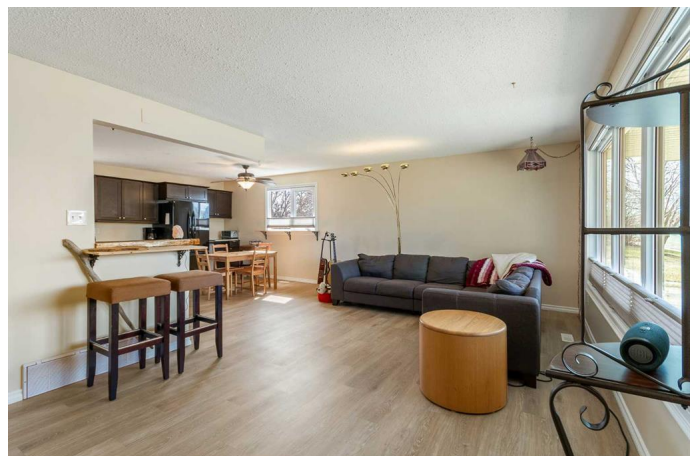
Downstairs, you'll find a fully separate 1-bedroom basement suite â€” complete with a full kitchen, private laundry in the large full bathroom, fresh paint, and its own electrical panel. Perfect as a mortgage helper or in-law suite. Major updates & features include:

Aluminum wiring on the main floor has been professionally upgraded

On-demand hot water

Newer windows throughout

New air exchanger included (not yet installed)



All appliances included â€” up and down!

Garage goals? Weâ€™ve got you covered.
A massive 29x30 detached garage with 10' ceilings is currently set up as a heated living/work space (in-floor heat!) and features a separate electrical panel. Want it back as a traditional garage? It can easily be converted.
Outdoor highlights include:

Large fenced yard with a deck for summer BBQs

Greenhouse and fenced-in garden area

Generous shed for storage

And yes â€” raspberry bushes to top it all off!

This home is a perfect blend of updates, functionality, and charm with income potential built right in. Donâ€™t miss your chance to make it yours!

Built in 1974

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213731 |
| Price | \$329,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,111 |
| Acres | 0.17 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3005 49 Avenue |
| Subdivision | East Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V1C7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description | Back Yard, Front Yard, Garden |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 15 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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