

# \$304,900 - 1803 49 Avenue, Lloydminster

MLS® #A2264350

## \$304,900

5 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.12 Acres

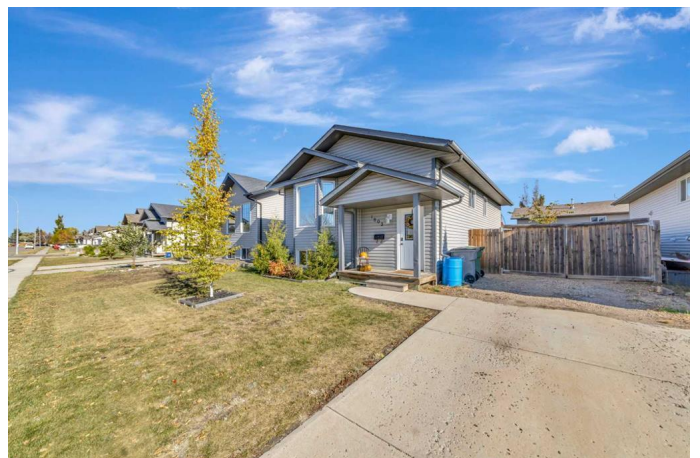
Wallacefield, Lloydminster, Saskatchewan

This bright and cozy Saskatchewan starter home is full of charm and natural light. The large front living room has big windows that make the space feel warm and inviting with the focal point being the accent wall for added charm. This well curated home features three bedrooms on the main, plenty of storage, and a primary bedroom with access to the walkthrough bathroom. The kitchen has ample cabinets with an island that overlooks the dining for open concept living. The fully finished basement offers even more space with a large living room, two additional bedrooms, a full bathroom, and brand-new vinyl flooring. This home is cute, functional and has a great backyard that is fully fenced with a storage shed and garden boxes. It is the perfect hang out area with the quaint deck and extra parking with Rv parking. This home is turn key and awaits you!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264350  |
| Price          | \$304,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 986       |
| Acres          | 0.12      |
| Year Built     | 2006      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1803 49 Avenue |
| Subdivision | Wallacefield   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 0Z3        |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Concrete Driveway, Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Wood                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 15                 |
| Zoning         | R1                 |

### Listing Details

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

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