

\$239,900 - 1828 49 Avenue, Lloydminster

MLS® #A2256411

\$239,900

4 Bedroom, 2.00 Bathroom, 1,272 sqft

Residential on 0.21 Acres

Wallacefield, Lloydminster, Saskatchewan

This home is zoned R3 with excellent revenue opportunity. With some updating and additional finishing in the basement, this home can easily accommodate an upper and lower tenant with access to shared laundry and two entrances. The oversized double attached garage with entrance into the common area is a bonus. The main floor has a full kitchen, living room, two bedrooms and one bathroom. This home has been lovingly cared for by one owner. The windows have been replaced, the water heater is newer, the shingles are in excellent condition. This home is also an excellent starter home for someone who wants to get into home ownership and have the large garage at a reasonable price.

Built in 1965

Essential Information

MLS® #	A2256411
Price	\$239,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,272
Acres	0.21
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	1828 49 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	City Lot, Corner Lot, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R3

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.