

# \$199,000 - 25, 1811 49 Avenue, Lloydminster

MLS® #A2217589

## \$199,000

3 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Freshly painted townhouse condo is super clean, vacant and ready for it's next owner! Affordable home ownership is possible as is low property taxes! The main level is open concept from the brightly windowed living room to the white cabinetry of the kitchen with stainless steel appliances (yes, there's a dishwasher!) addition storage in a handy island. Access to a 1/2 bath and doors to your back yard. The upper level of this adorable home has 3 bedrooms, all of good size. The master bedroom has a walk-in closet. The 2nd bathroom is on this level...a 4 pc with tub. The basement of this home would be ideal for any extra bedrooms, a family room and a 3rd bathroom. For now, it is unfinished and offers the laundry team and additional storage. The seller has recently completed a home inspection for the buyers. There is nothing left here! Move in before summer!

Built in 2006

## Essential Information

MLS® #	A2217589
Price	\$199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	900
Acres	0.00



Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25, 1811 49 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0Z3

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	r4

HOA Fees 315  
HOA Fees Freq. MON

**Listing Details**

Listing Office eXp Realty (Lloyd)

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