

# \$1,500 - 3, 5524 49 Avenue, Lloydminster

MLS® #A2245694

**\$1,500**

4 Bedroom, 2.00 Bathroom, 1,180 sqft

Rental on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

This 4 bedroom, 2 bathroom townhouse is waiting for a family of 5 or less. (ABSOLUTELY NO PETS OF ANY KIND, NO SMOKING, NO VAPING). Located on the Saskatchewan side of Lloydminster across from the Lloydminster Exhibition grounds. 4 appliances included. There is no dishwasher. The Building is a 3 plex and has its own mailbox with mail delivery. Tenants are quiet and peaceful. The property has its own garbage dumpster but tenants need to take recycling products to the depot. Rent is \$1500. and Security deposit is \$1500. Tenants are responsible for their own electricity, gas and tenants insurance, water is included. ABSOLUTELY NO PETS OF ANY KIND, NO SMOKING, NO VAPING. Rental applications can be found on our website.

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2245694 |
| Price          | \$1,500  |
| Bedrooms       | 4        |
| Bathrooms      | 2.00     |
| Full Baths     | 1        |
| Half Baths     | 1        |
| Square Footage | 1,180    |
| Acres          | 0.00     |
| Type           | Rental   |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 5524 49 Avenue |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0V4           |

## Amenities

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Laundry, Parking, Snow Removal                                                                                                                           |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected, See Remarks |
| Parking Spaces | 2                                                                                                                                                        |
| Parking        | Assigned, Plug-In, Stall                                                                                                                                 |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Low Flow Plumbing Fixtures |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer                                            |
| Heating           | Forced Air                                                                             |
| Has Basement      | Yes                                                                                    |
| Basement          | Partial                                                                                |

## Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 53               |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MAC'S REALTY LTD. |
|----------------|-------------------|

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