# \$223,900 - 1828 49 Avenue, Lloydminster

MLS® #A2256411

## \$223,900

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.



#### **Essential Information**

MLS® # A2256411 Price \$223,900

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 53
Zoning R3

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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