

# \$159,900 - 5510 49 Street, Lloydminster

MLS® #A2101621

**\$159,900**

3 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.14 Acres

West Lloydminster City, Lloydminster, Alberta

In the heart of Lloydminster's West Neighborhood, there's a charming family home at 5510 49 Street. This house has been a beloved haven for a family whose story is evolving. Nestled in a mature neighbourhood, this home warmly welcomed them as first-time buyers. They fell in love with the sense of community, friendly neighbours, and the convenience of living in an established area. What made this home special was its spacious, landscaped yard stretching from the front to the back. It provided the perfect backdrop for outdoor adventures and family gatherings. Alley access added an extra layer of convenience and privacy, and an oversized single detached garage made the property even more appealing. As you stepped inside, you'd feel the inviting atmosphere. The upper level featured two cozy bedrooms and an updated 4-piece bathroom with a oval tub—a relaxing sanctuary. With updated windows and a brand-new hot water tank, this home offered comfort and peace of mind. The basement was a versatile space, featuring a 3-piece bathroom, a cozy bedroom with a walk-in closet, and ample room for a family room or an additional bedroom, ready to accommodate a growing family. Now, as the family prepares to embark on their next adventure, this delightful home eagerly awaits its next chapter. 3D Virtual tour Available.

Built in 1952



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2101621    |
| Price          | \$159,900   |
| Sold Price     | \$155,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 769         |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5510 49 Street         |
| Subdivision | West Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 0L3                |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 1                                                          |
| Parking        | Gravel Driveway, RV Access/Parking, Single Garage Detached |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Partially Finished                          |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |

|              |                        |
|--------------|------------------------|
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2024 |
| Date Sold      | June 11th, 2024    |
| Days on Market | 146                |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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