

\$137,500 - 5410 49 Avenue, Lloydminster

MLS® #A2122571

\$137,500

2 Bedroom, 1.00 Bathroom, 900 sqft

Residential on 0.85 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Welcome home! If downsizing, retirement or maintenance care-free living is in your future this is a lovely next step. Here you find an immaculately clean, 2 bed, over age 45 condominium at Diamond Villa. A no carpet, open concept home with an included appliance package, oak kitchen with an electrified eat-up island, newer countertops and backsplash and offering plenty of storage with the corner pantry and included curio cabinet. The adjacent living space provides room for many furniture layouts and there is the front formal dining area for when hosting guests. Both bedrooms are a comfortable size and the east facing front bedroom would make a charming and bright spare room, office or crafting area. The four-piece bath has a large vanity and features updated countertops and backsplash co-ordinating with the kitchen. The dedicated laundry room with included front load washer/dryer also provides for additional storage. Out back you find a green space of your own with a spacious deck with newly installed privacy wall/wind screen. This is a lovely west facing, sheltered space to enjoy the sunshine, planter gardening or having a BBQ. The common grounds are also yours to enjoy and are well maintained and fenced. This property features a detached, insulated, single garage bay, the stand-up freezer; found in the garage is also included in the sale. Many furnishings are negotiable to be included such as: kitchen barstools, kitchen table and



chairs, couch, accent chairs, TV and TV stand, patio furniture and BBQ. The bed, bedside table, dresser and paintings are not to be included in any sale. Shingles for the entire building envelope have been completed within the last few years. Condo fees include common maintenance with grass and snow removal, garbage removal, condo insurance, reserve fund contributions, water and sewer. This is easy, Saskatchewan side, economical living in close proximity to downtown. Make your move!

Built in 1999

Essential Information

MLS® #	A2122571
Price	\$137,500
Sold Price	\$137,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	0.85
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	5410 49 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0V3

Amenities

Amenities	None
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Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Square Shaped Lot, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Slab, Wood

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 26th, 2024
Days on Market	14
Zoning	R4
HOA Fees	350.00
HOA Fees Freq.	MON

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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