

\$264,900 - 1235 49 Avenue, Lloydminster

MLS® #A2160825

\$264,900

3 Bedroom, 1.00 Bathroom, 972 sqft

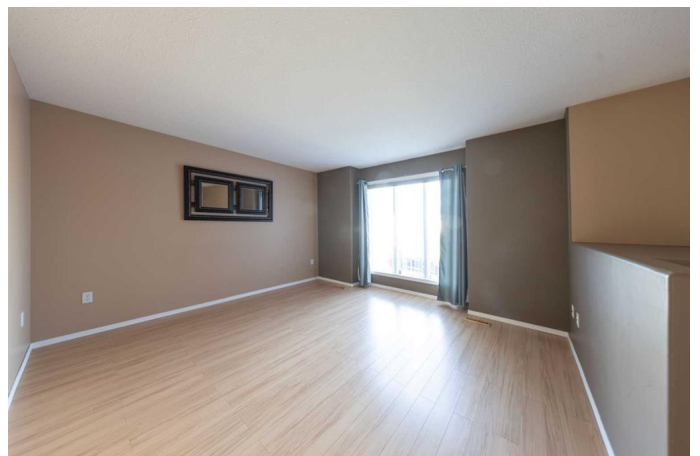
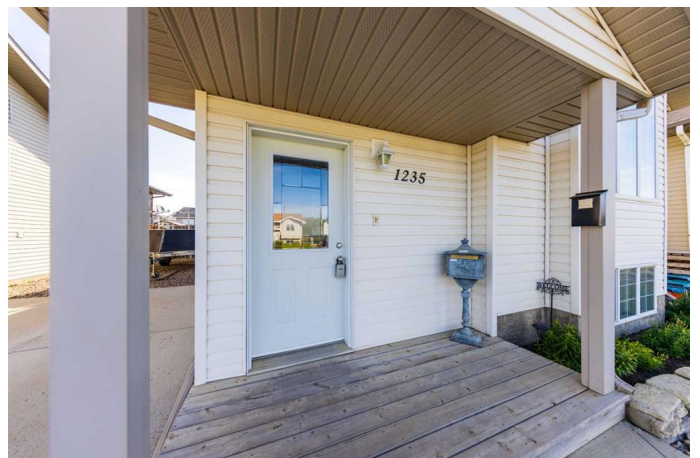
Residential on 0.11 Acres

Wallacefield, Lloydminster, Saskatchewan

Step into the exceptional comfort of 1235 49 Ave, Lloyd, Saskatchewan—an immaculate home that has been lovingly maintained by its original owner. From the moment you walk through the door, you'll notice the meticulous care and attention to detail that has kept this home in pristine condition. The main level boasts three generously sized bedrooms, each offering ample closet space. Whether you're a growing family, a first-time homebuyer, or looking to downsize without compromising on quality, this home offers the perfect balance of style and functionality. The open and inviting living areas provide a warm and welcoming atmosphere with the neutral color pallet. The kitchen is bright and functional, with plenty of counter space with a moveable island. The adjoining dining area seamlessly connects to the kitchen making it easy to enjoy meals and conversation in a comfortable, flowing space.

This property has an expansive unfinished basement for you to customize and make your own. This blank canvas offers endless potential for customization—whether you're dreaming of a state-of-the-art home theater, a personal gym, a cozy family room, or additional bedrooms, this space is ready to be transformed to suit your unique needs.

Situated in a desirable neighborhood, this home combines the tranquility of suburban living with the convenience of nearby amenities. Schools, parks, shopping, and dining options are all within easy reach,



making this an ideal location for anyone looking to settle in a welcoming community. Don't miss your chance to own this remarkable home where pristine condition, thoughtful design, and endless possibilities come together.

Built in 2004

Essential Information

MLS® #	A2160825
Price	\$264,900
Sold Price	\$260,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1235 49 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1Y9

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 28th, 2024
Date Sold	October 28th, 2024
Days on Market	61
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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