

# \$309,900 - 1523 49 Avenue, Lloydminster

MLS® #A2178763

**\$309,900**

5 Bedroom, 3.00 Bathroom, 1,197 sqft  
Residential on 0.12 Acres

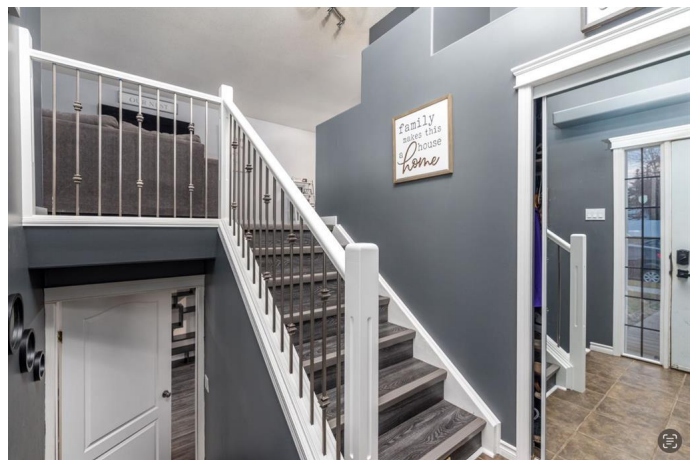
Wallacefield, Lloydminster, Saskatchewan

If you have been on the hunt for that perfect Sask side starter, look no further! This move in ready home checks all the boxes. Above average square footage, central air conditioning, en-suite in the primary, newer stainless-steel appliances, even RV parking! Enjoy the open concept living and dining area, great for entertaining, or head down to the spacious rec room on the lower level. This flexible floor plan offers plenty of possibilities for up to 6 bedrooms and located within walking distance of numerous amenities. Four piece bathroom in the basement is currently undergoing renovation, but will be ready for move in day. Don't hesitate, this one won't last long!

Built in 2004

## Essential Information

MLS® #	A2178763
Price	\$309,900
Sold Price	\$301,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.12
Year Built	2004
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Sold

### **Community Information**

Address	1523 49 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2E7

### **Amenities**

Parking Spaces	4
Parking	RV Access/Parking, Concrete Driveway

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	November 12th, 2024
Date Sold	March 30th, 2025
Days on Market	138
Zoning	R1
HOA Fees	0.00

### **Listing Details**

Listing Office

2 PERCENT REALTY ELITE

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