

# \$245,000 - 3423 49 Avenue, Lloydminster

MLS® #A2201703

**\$245,000**

3 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.17 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

This inviting Saskatchewan home offers an excellent opportunity for prospective homeowners. The property features updated countertops with all major appliances. Comfort and functionality are enhanced by three main floor bedrooms, with additional living space in the basement with a den, Family room, and cold storage area. Vinyl planking is present in the majority of the rooms. The exterior of the property is landscaped with mature trees. This location provided convenient access to schools, parks and grocery stores. A standout feature of this property is the 23X25 detached garage. This heated space offers exceptional functionality and is a highly sought-after feature- Making this property a sound investment.

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201703  |
| Price          | \$245,000 |
| Sold Price     | \$239,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 925       |
| Acres          | 0.17      |
| Year Built     | 1973      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3423 49 Avenue    |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V2A2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Back Yard, Few Trees, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame                                  |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Date Sold      | June 16th, 2025  |
| Days on Market | 96               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

### Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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