# \$309,900 - 1507 49 Avenue, Lloydminster

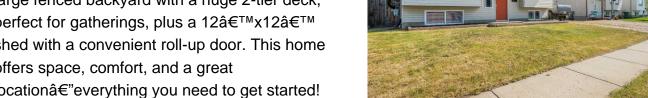
MLS® #A2252596

## \$309,900

5 Bedroom, 2.00 Bathroom, 970 sqft Residential on 0.12 Acres

Wallacefield, Lloydminster, Saskatchewan

Excellent 5 bedroom starter home! Located within walking distance to retail shops and just a couple blocks from the park, this home is ideal for first-time buyers. The main floor features 3 bedrooms, a 4-piece bathroom, and an open concept kitchen, dining and living room. The bright basement offers large windows, a cozy family room, 2 more bedrooms and a 3-piece bathroom. Enjoy the large fenced backyard with a huge 2-tier deck, perfect for gatherings, plus a 12'x12' shed with a convenient roll-up door. This home offers space, comfort, and a great locationâ€"everything you need to get started!



Built in 2004

#### **Essential Information**

MLS®# A2252596 Price \$309,900 \$309,900 Sold Price

Bedrooms 5 **Bathrooms** 2.00 **Full Baths** 2

Square Footage 970 Acres 0.12

Year Built 2004

Type Residential Detached Sub-Type Style Bi-Level Status Sold







## **Community Information**

Address 1507 49 Avenue

Subdivision Wallacefield
City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V 2E7

### **Amenities**

Parking Spaces 2

Parking Gravel Driveway, None

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s),

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

#### Additional Information

Date Listed August 28th, 2025

Date Sold September 12th, 2025

Days on Market 13
Zoning R1
HOA Fees 0.00

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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