

# \$169,900 - 5519 49 Street, Lloydminster

MLS® #A2252861

**\$169,900**

2 Bedroom, 1.00 Bathroom, 841 sqft

Residential on 0.14 Acres

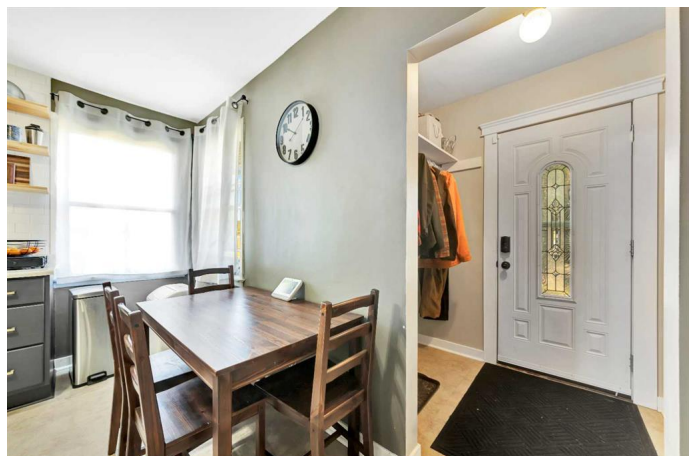
West Lloydminster, Lloydminster, Alberta

Don't miss this fantastic starter home or investment opportunity! Situated on a desirable corner lot across from green space and walking distance to the outdoor pool, this charming bungalow offers a spacious backyard with new fence with alley access and is nestled on a quiet, tree-lined street. Many important updates have already been completed, including upgraded electrical, attic insulation, newer siding, windows, exterior doors, eaves, water heater. Inside, the bright and welcoming eat-in kitchen is filled with natural light and flows seamlessly into the generous living room with original hardwood flooring. Two comfortable bedrooms and a large bathroom complete the main floor. The full basement provides plenty of potential for future development—making this home an excellent choice for both today and tomorrow.

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252861  |
| Price          | \$169,900 |
| Sold Price     | \$150,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 841       |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1955        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5519 49 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0L2           |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vinyl Windows, Storage, Sump Pump(s)                   |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 30th, 2025  |
| Date Sold      | October 10th, 2025 |
| Days on Market | 41                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office                    RE/MAX OF LLOYDMINSTER

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