

# \$274,900 - 5513 49 Street, Lloydminster

MLS® #A2227237

**\$274,900**

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Whether you're a first-time homebuyer, ready to downsize, or simply looking for a turnkey property without excess space, this refreshed Alberta-side gem checks all the boxes!

Thoughtfully updated and meticulously maintained, this cozy 2+1 bedroom home offers comfort, style, and practicality in one complete package.

Step inside to find a modern kitchen with stainless steel appliances, newer laminate flooring, and upgraded electrical throughout.

Major improvements include:

• New shingles (2024)

• Vinyl siding (2019)

• High-efficiency furnace (2017)

• On-demand hot water tank (2019)

The bright, south-facing backyard is fully fenced, offering a mature, private outdoor retreat with a deck—perfect for summer lounging. An oversized single garage, plenty of parking with convenient alley access, and ample storage add to the home's functionality.

Located on a quiet, tree-lined street and just a short walk from the outdoor pool, this home combines charm, convenience, and value. Don't miss your chance to own a move-in ready home in a welcoming neighborhood!

Built in 1952



## Essential Information

MLS® #	A2227237
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5513 49 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V0L2

## Amenities

Parking Spaces	6
Parking	Single Garage Detached
# of Garages	1

## Interior

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

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	34
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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