

# \$85,000 - 5402 50 Street, Lloydminster

---

MLS® #A2211215

**\$85,000**

1 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.17 Acres

West Lloydminster, Lloydminster, Alberta

This Alberta corner-lot property is in the West Lloydminster subdivision within walking distance of the downtown core. The property is partially fenced and features mature trees. The house is uninhabitable. Services are disconnected. The value is in the land.

Property sold "as is where is, no warranties given or implied, risk passes with possession".

Call to inquire!

Built in 1948

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211215          |
| Price          | \$85,000          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 704               |
| Acres          | 0.17              |
| Year Built     | 1948              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5402 50 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |



|             |              |
|-------------|--------------|
| County      | Lloydminster |
| Province    | Alberta      |
| Postal Code | T9V 0M9      |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | See Remarks |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | See Remarks |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Stucco, Wood Frame                                                                       |
| Foundation        | See Remarks                                                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | R1               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.