

\$309,900 - 4217 49 Avenue, Lloydminster

MLS® #A2213200

\$309,900

5 Bedroom, 3.00 Bathroom, 957 sqft

Residential on 0.17 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Welcome Home! This one owner, custom bi-level was built with pride in 1997 and is now seeking new owners to appreciate it and call it home. A convenient location for walk-score and easy access to amenities and services for those who work or enjoy walking to services in the central areas of Lloydminster! Here you will find an abundance of parking with the corner lot, massive concrete drive/RV parking and the supersized 30x18 attached and insulated garage with nearly 13-foot ceilings! Tons of room for parking or completing projects here. The living room, dining and kitchen are an open concept plan and the kitchen offers an appliance package, island, corner pantry and direct access to the rear deck for BBQ access or enjoying the south sunshine. This unique layout offers five-bedrooms and three bathrooms all efficiently tucked within itsâ€™ modest footprint. On the main you have two bedrooms (one with a walk-in closet) with a jack and jill three-piece ensuite separating them as well as a convenient four-piece guest bath. Downstairs is a bright and welcoming family room, spacious laundry/utility a four-piece bath and three additional bedrooms. The layout is such that should you have large or extended families, guests or tenants that all can have their own space and privacy. Bonuses include great storage options with plenty of closets, dedicated cold room storage, maintenance-free metal roof and stucco siding,



newly constructed fence, all new PEX plumbing lines and an included washer and dryer. This is a Power of Attorney sale, to be sold "as is where is"™, no disclosure statement will be provided, the sellers family is aware that water seeps in through the overhead garage door during spring melt or heavy rains. Buyers are to do their own due diligence. Make your move!

Built in 1997

Essential Information

MLS® #	A2213200
Price	\$309,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	957
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4217 49 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0B3

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features Closet Organizers, Kitchen I
 Vinyl Windows, Walk-In Clo
 Appliances Dryer, Microwave Hood Fan
 Coverings
 Heating Floor Furnace, Forced Air, Na
 Cooling None
 Has Basement Yes
 Basement Finished, Full



Exterior

Exterior Features Private Entrance, Private Yard
 Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped,
 Lawn, Rectangular Lot
 Roof Metal
 Construction Stucco, Wood Frame
 Foundation Other

Additional Information

Date Listed April 19th, 2025
 Days on Market 8
 Zoning R1

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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