

# \$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 its€™ 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 Island, Vinyl Windows, Walk-In Closets
Appliances	Dryer, Microwave Hood Fan
Heating	Floor Furnace, Forced Air, Natural Gas
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	22
Zoning	R1

**Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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