

\$279,900 - 3313 51 Avenue, Lloydminster

MLS® #A2222680

\$279,900

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.24 Acres

West Lloydminster, Lloydminster, Alberta

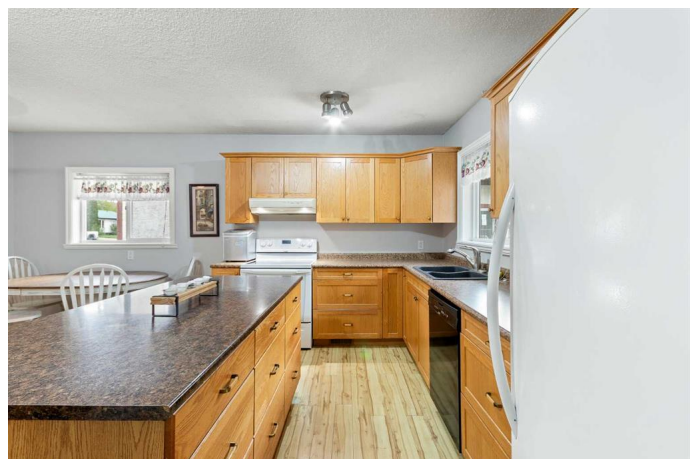
Charming Updated Bungalow with Income Potential & Spacious Lot

Discover comfort and versatility in this beautifully updated bungalow, nestled on a generously sized 10,000+ sq ft lot surrounded by mature trees. This well-maintained home features a functional layout with 2 bedrooms plus a dedicated office on the main floor, along with a spacious 4-piece bathroom, convenient main floor laundry, and a large enclosed porch ideal for storage or a mudroom.

Extensive updates have been completed over the years, including newer windows, electrical upgrades, and a brand-new furnace (2025)â€”offering peace of mind and energy efficiency. Downstairs, the fully finished basement offers income or in-law suite potential, featuring a cozy living room, kitchenette with updated backsplash, countertop, and sink/faucet, 2 additional bedrooms, a storage area, and updated flooring throughout. Whether you're looking for rental revenue or a comfortable space for extended family, this setup offers flexibility.

The fenced yard is perfect for families and pets, while the single detached garage adds functionality and storage. With its large lot, mature landscaping, and thoughtful upgrades, this property is a must-see!

Ideal for homeowners, investors, or



multi-generational living”this bungalow
blends character, updates, and opportunity in
one complete package

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222680 |
| Price | \$279,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,091 |
| Acres | 0.24 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3313 51 Avenue |
| Subdivision | West Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V1E2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |

| | |
|----------|-----------------------|
| Basement | Finished, Full, Suite |
|----------|-----------------------|

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 26 |
| Zoning | R4 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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