



5218 49 Street
Lloydminster, Alberta

MLS # A2267210



\$229,000

Division: West Lloydminster

Type: Residential/House

Style: 2 Storey

Size: 1,703 sq.ft. **Age:** 1947 (79 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Off Street, Parking Pad, RV Access/Parking

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard, City Lot, Landscaped, Lawn, Private, Rectangular Lot

Heating: Floor Furnace, Forced Air, Natural Gas

Water: -

Floors: Concrete, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R4

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters, Sump Pump(s), Vinyl Windows

Inclusions: None

Make your move! A charming two storey home in a lovely central Alberta location. Important updates include weeping tile, electrical, furnace and water tank. Kitchen remodel with included appliances and tile backsplash. Handy two piece bath on the main. Supersized living area and formal dining. Five piece bathroom with updates - soak your worries away in the claw foot tub. Massive bedrooms! The largest bedroom upstairs will be freshly painted in January 2026. The original hardwood flooring is ready for your refinishing touches - put in your own sweat equity here and return this home to its prime! There is plenty of parking as well as rear alley access for RV parking or toys, partially fenced yard. An immediate possession date is available. Welcome Home!