



5317 49 Street  
Lloydminster, Alberta

MLS # A2275049



**\$309,000**

**Division:** West Lloydminster

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,283 sq.ft. **Age:** 1991 (35 yrs old)

**Beds:** 5 **Baths:** 2

**Garage:** Double Garage Detached, Off Street

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot

|                    |                                      |                   |    |
|--------------------|--------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                          |                   |    |

**Inclusions:** na

Welcome home to this spacious 5-bedroom, 2-bath custom residence built in 1991 and thoughtfully designed for comfort and function. Featuring generous living spaces and timeless craftsmanship, this home sits on a private, beautifully treed yard—perfect for relaxing or entertaining. A rare double detached garage offers ample parking, storage, or workshop potential. A wonderful opportunity to own a well-maintained home with room to grow!