



**5305 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2290684



\$149,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	686 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Stop paying rent and start building equity! Located on the north end of Lloydminster, just minutes from the golf course and exhibition grounds, this 686 sq. ft. home offers one of the most cost-effective opportunities to enter the real estate market and own your own home with a yard. Inside, you'll find two bedrooms, a 4-piece bathroom, and a bright main living space filled with potential. The unfinished basement currently houses the laundry area and freezer. Outside, the property features a yard space perfect for relaxing or gardening, along with a oversized shed that could serve as tool storage, a workshop, or even future garage potential for those who love to tinker. Proudly owned by the same family for the past 50 years, this home is ready for its next chapter. With a little elbow grease and vision, it can be restored to its former glory while building real equity at an affordable price point. If value is what you're after, this is an opportunity you won't want to miss.