$329,900 - 3005 49 Avenue, Lloydminster

MLS® #A2213731

$329,900

4 Bedroom, 3.00 Bathroom, 1,111 sqft
Residential on 0.17 Acres

East Lloydminster, Lloydminster, Saskatchewan

Updated Bungalow with Basement Suite & Heated Garage Oasis!

Welcome to this move-in ready, updated bungalow located in a quiet Saskatchewan neighborhood â€" perfect for homeowners seeking versatility, income potential, and comfort.

The main floor features a bright and open-concept layout with new vinyl plank flooring, fresh paint, and a spacious eat-in kitchen ideal for family meals or entertaining. Three generous bedrooms, including a primary suite with its own 2-piece ensuite, offer plenty of room to grow.
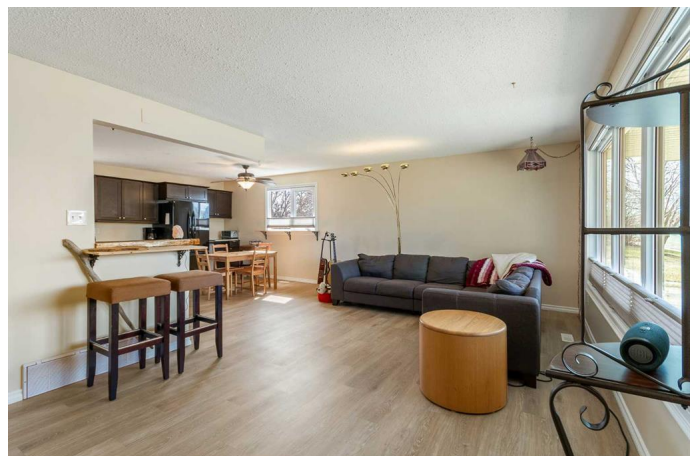
Downstairs, you'll find a fully separate 1-bedroom basement suite â€" complete with a full kitchen, private laundry in the large full bathroom, fresh paint, and its own electrical panel. Perfect as a mortgage helper or in-law suite. Major updates & features include:

Aluminum wiring on the main floor has been professionally upgraded

On-demand hot water

Newer windows throughout

New air exchanger included (not yet installed)

All appliances included â€" up and down!

Garage goals? Weâ€™ve got you covered. A massive 29x30 detached garage with 10' ceilings is currently set up as a heated living/work space (in-floor heat!) and features a separate electrical panel. Want it back as a traditional garage? It can easily be converted. Outdoor highlights include:

Large fenced yard with a deck for summer BBQs

Greenhouse and fenced-in garden area

Generous shed for storage

And yes â€" raspberry bushes to top it all off!

This home is a perfect blend of updates, functionality, and charm with income potential built right in. Donâ€™t miss your chance to make it yours!

Built in 1974

Essential Information

MLS® #	A2213731
Price	$329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,111
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3005 49 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)