

\$304,900 - 1803 49 Avenue, Lloydminster

MLS® #A2264350

\$304,900

5 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.12 Acres

Wallacefield, Lloydminster, Saskatchewan

This bright and cozy Saskatchewan starter home is full of charm and natural light. The large front living room has big windows that make the space feel warm and inviting with the focal point being the accent wall for added charm. This well curated home features three bedrooms on the main, plenty of storage, and a primary bedroom with access to the walkthrough bathroom. The kitchen has ample cabinets with an island that overlooks the dining for open concept living. The fully finished basement offers even more space with a large living room, two additional bedrooms, a full bathroom, and brand-new vinyl flooring. This home is cute, functional and has a great backyard that is fully fenced with a storage shed and garden boxes. It is the perfect hang out area with the quaint deck and extra parking with Rv parking. This home is turn key and awaits you!

Built in 2006

Essential Information

MLS® #	A2264350
Price	\$304,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.12
Year Built	2006



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1803 49 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0Z3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Concrete Driveway

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 15th, 2025
Days on Market	20
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
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