



5308 49 Avenue
Lloydminster, Saskatchewan

MLS # A2277408



\$119,900

Division: East Lloydminster

Type: Residential/House

Style: Bungalow

Size: 798 sq.ft. **Age:** 1928 (98 yrs old)

Beds: 1 **Baths:** 1

Garage: Alley Access, Off Street, On Street, RV Access/Parking

Lot Size: 0.12 Acre

Lot Feat: Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Irregular

Heating: Floor Furnace, Forced Air, Natural Gas

Water: -

Floors: Hardwood, Linoleum

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Wood Frame

Zoning: R4

Foundation: Block

Utilities: -

Features: Sump Pump(s)

Inclusions: n/a

AFFORDABLE! Great Investment Opportunity or starter home! This 1 bedroom bungalow is close to the Lloydminster Golf course and Community venues. R4 zoning. Situated on a large lot with room to build a garage, rear lane access/parking and completely fenced. You'll find a large sun room/porch entry, cozy living room area with hardwood flooring, bedroom, kitchen/dining room, full 4 PC bathroom with laundry area and a large insulated mudroom at the rear. Updates have been done throughout that include furnace, hot water tank, sump pump, updated bath/laundry.