

# \$169,900 - 5519 49 Street, Lloydminster

MLS® #A2252861

**\$169,900**

2 Bedroom, 1.00 Bathroom, 841 sqft

Residential on 0.14 Acres

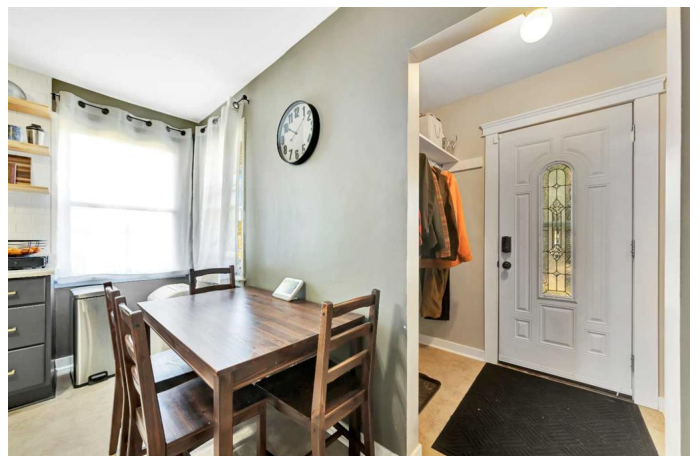
West Lloydminster, Lloydminster, Alberta

Don't miss this fantastic starter home or investment opportunity! Situated on a desirable corner lot across from green space and walking distance to the outdoor pool, this charming bungalow offers a spacious backyard with new fence with alley access and is nestled on a quiet, tree-lined street. Many important updates have already been completed, including upgraded electrical, attic insulation, newer siding, windows, exterior doors, eaves, water heater. Inside, the bright and welcoming eat-in kitchen is filled with natural light and flows seamlessly into the generous living room with original hardwood flooring. Two comfortable bedrooms and a large bathroom complete the main floor. The full basement provides plenty of potential for future development—making this home an excellent choice for both today and tomorrow.

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252861  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 841       |
| Acres          | 0.14      |
| Year Built     | 1955      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5519 49 Street    |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0L2           |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Storage, Sump Pump(s), Vinyl Windows                   |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 20                |
| Zoning         | R1                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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