

# \$89,900 - 4514 49 Street, Lloydminster

MLS® #A2232297

**\$89,900**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.09 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Affordable Opportunity Across from E.S. Laird School

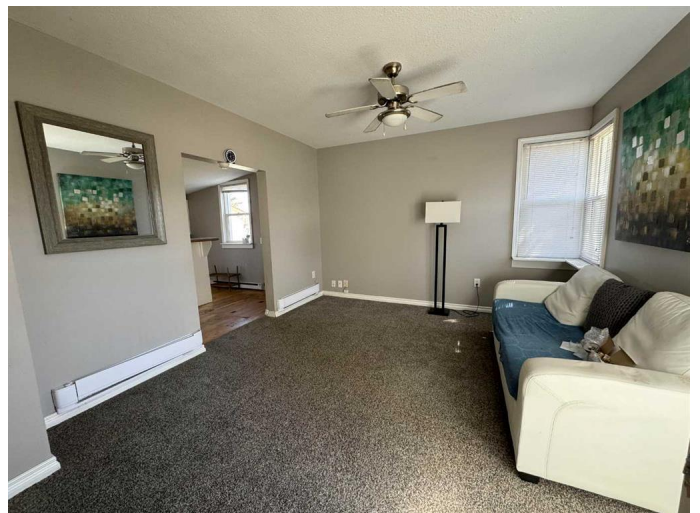
This cozy home sits on a beautiful treed lot with alley access, just steps from E.S. Laird School. It's the perfect opportunity for someone looking to get into the market or take on a project. Inside you'll find an open concept layout connecting the kitchen and living area, plus a spacious bathroom, main floor laundry, and one good-sized bedroom. With some TLC, this home could shine. The lot offers privacy and potential.

Built in 1949

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232297    |
| Price          | \$89,900    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 550         |
| Acres          | 0.09        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 4514 49 Street    |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0L5           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Open Floorplan           |
| Appliances        | None                     |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Crawl Space, See Remarks |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 39              |
| Zoning         | R1              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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