

\$144,900 - 4709 50 Street, Lloydminster

MLS® #A2249107

\$144,900

3 Bedroom, 1.00 Bathroom, 1,312 sqft

Residential on 0.18 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Cost effective Saskatchewan side living or an excellent revenue opportunity! This updated and move in ready home has brand new shingles, vinyl windows and siding and exterior doors. Inside has been freshly painted with vinyl plank flooring, refreshed kitchen with included appliance package, modernized bathroom and new interior doors and trim. The front room is a large, flexible space with room for formal dining or multiple furnishing layouts. The kitchen has direct side door access to the foyer for easy BBQ access, you will also find an extra fridge in the foyer which could be included. This in a functional little kitchen with a buffet area, room for a cafe style table and plenty of cabinetry. Each of the three bedrooms are a generous size and you can take advantage of the convenience of main floor laundry. The basement is an unfinished space. This home could be easily adjusted to be fully accessible living on the main floor with the addition of a ramp to the front door. Store your toys in the 14x20 insulated, single detached garage with new overhead door. The double lot has grass front and back and a few trees, but is basically a blank canvas for your future plans. There is rear alley access as well as front driveway parking, plenty of room to store an RV or camper. The front deck is updated with newer aluminum railings and provides for lovely street presence. The seller is motivated and OPEN TO ALL OFFERS. An immediate



possession date is available and this home is located within an easy walk score of a school, park, playground, shopping and downtown services. Make your move!

Built in 1948

Essential Information

MLS® #	A2249107
Price	\$144,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,312
Acres	0.18
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4709 50 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0M6

Amenities

Parking Spaces	3
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, Floor Furnace

Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	51
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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