

# \$139,900 - 4735 49 Street, Lloydminster

MLS® #A2257297

**\$139,900**

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.18 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

This 2 bedroom home sits on two lots, totaling 66' X 122', with a triple car (26' X 40') garage off the back lane. Use the home as is, or replace with a new residential structure, the choice is yours! The garage was built to be separated into three units if desired (each with their own man door, and overhead door). High efficient furnace, 100 amp electrical service, and large fenced yard complete this downtown property.

Built in 1906

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257297    |
| Price          | \$139,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 600         |
| Acres          | 0.18        |
| Year Built     | 1906        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4735 49 Street    |
| Subdivision | East Lloydminster |



|             |              |
|-------------|--------------|
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Saskatchewan |
| Postal Code | S9V 0L7      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Laminate Counters                                  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | See Remarks                                        |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | R1                   |

### Listing Details

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

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