

# \$252,500 - 5315 50 Avenue, Lloydminster

MLS® #A2208582

**\$252,500**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.12 Acres

North Lloydminster, Lloydminster,  
Saskatchewan

## IMMEDIATE POSSESSION NOW

AVAILABLE! Make your move to this 2006 Bi-level with separate basement access and C1 zoning! Operate your business from home with a separated space in the basement or take advantage of the opportunity for additional revenue from shared living. You will find an open concept main floor with nice sized bedrooms throughout. The home has been painted in the past few years, new trim and vinyl plank flooring throughout, smoke detectors have all been upgraded to C02 combo units. All of the appliances are included for both of the kitchens as well as the washer and dryer. A supersized gravel parking pad has been completed in the back to provide for ample off-street parking, the yard is fully fenced and there is a storage shed included. Welcome Home!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208582  |
| Price          | \$252,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 926       |
| Acres          | 0.12      |
| Year Built     | 2006      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5315 50 Avenue     |
| Subdivision | North Lloydminster |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 0P9            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Driveway, Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Separate Entrance, Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Range Hood, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 153             |
| Zoning         | C1              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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