

\$274,900 - 5513 49 Street, Lloydminster

MLS® #A2227237

\$274,900

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Whether you're a first-time homebuyer, ready to downsize, or simply looking for a turnkey property without excess space, this refreshed Alberta-side gem checks all the boxes!

Thoughtfully updated and meticulously maintained, this cozy 2+1 bedroom home offers comfort, style, and practicality in one complete package.

Step inside to find a modern kitchen with stainless steel appliances, newer laminate flooring, and upgraded electrical throughout.

Major improvements include:

• New shingles (2024)

• Vinyl siding (2019)

• High-efficiency furnace (2017)

• On-demand hot water tank (2019)

The bright, south-facing backyard is fully fenced, offering a mature, private outdoor retreat with a deck—perfect for summer lounging. An oversized single garage, plenty of parking with convenient alley access, and ample storage add to the home's functionality.

Located on a quiet, tree-lined street and just a short walk from the outdoor pool, this home combines charm, convenience, and value. Don't miss your chance to own a move-in ready home in a welcoming neighborhood!

Built in 1952



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227237 |
| Price | \$274,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 748 |
| Acres | 0.14 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5513 49 Street |
| Subdivision | West Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V0L2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 52 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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