

# \$239,777 - 4626 49 Street, Lloydminster

MLS® #A2212391

**\$239,777**

3 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.09 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Welcome to this great starter or revenue property located on the Saskatchewan side of Lloydminster! With 1,048 square feet of well-planned living space, this 4-bedroom home offers comfort, convenience, and excellent value. Situated in a mature, family-friendly neighborhood, you'll love being within walking distance to parks, schools, and shopping. The home features a functional 4-level split design, ideal for families or potential tenant with a third-level separate entrance. Enjoy peace of mind with several key updates already taken care of including a newer furnace, central A/C, shingles, water heater, and a beautiful bay window that brightens up the front living area. The fully fenced yard is perfect for kids or pets. All appliances are included, making this move-in-ready home an excellent opportunity whether you're just starting out or looking to expand your investment portfolio. Check out the 3D virtual tour!

Built in 1987

## Essential Information

MLS® #	A2212391
Price	\$239,777
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,053
Acres	0.09
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4626 49 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0L6

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Laminate Counters, Separate Entrance, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	11

Zoning R1

## Listing Details

Listing Office CENTURY 21 DRIVE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.