

# **\$309,900 - 4217 49 Avenue, Lloydminster**

MLS® #A2213200

**\$309,900**

5 Bedroom, 3.00 Bathroom, 957 sqft

Residential on 0.17 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Welcome Home! This one owner, custom bi-level was built with pride in 1997 and is now seeking new owners to appreciate it and call it home. A convenient location for walk-score and easy access to amenities and services for those who work or enjoy walking to services in the central areas of Lloydminster! Here you will find an abundance of parking with the corner lot, massive concrete drive/RV parking and the supersized 30x18 attached and insulated garage with nearly 13-foot ceilings! Tons of room for parking or completing projects here. The living room, dining and kitchen are an open concept plan and the kitchen offers an appliance package, island, corner pantry and direct access to the rear deck for BBQ access or enjoying the south sunshine. This unique layout offers five-bedrooms and three bathrooms all efficiently tucked within its™ modest footprint. On the main you have two bedrooms (one with a walk-in closet) with a jack and jill three-piece ensuite separating them as well as a convenient four-piece guest bath. Downstairs is a bright and welcoming family room, spacious laundry/utility a four-piece bath and three additional bedrooms. The layout is such that should you have large or extended families, guests or tenants that all can have their own space and privacy. Bonuses include great storage options with plenty of closets, dedicated cold room storage, maintenance-free metal roof and stucco siding,



newly constructed fence, all new PEX plumbing lines and an included washer and dryer. This is a Power of Attorney sale, to be sold "as is where is"™, no disclosure statement will be provided, the sellers family is aware that water seeps in through the overhead garage door during spring melt or heavy rains. Buyers are to do their own due diligence. Make your move!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213200    |
| Price          | \$309,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 957         |
| Acres          | 0.17        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4217 49 Avenue    |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0B3           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen I Vinyl Windows, Walk-In Clo |
| Appliances        | Dryer, Microwave Hood Fan Coverings                     |
| Heating           | Floor Furnace, Forced Air, Na                           |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |



## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Lawn, Rectangular Lot |
| Roof              | Metal                                                                                    |
| Construction      | Stucco, Wood Frame                                                                       |
| Foundation        | Other                                                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 17               |
| Zoning         | R1               |

## Listing Details

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

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