

\$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	18
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.