



1501 49 Avenue
Lloydminster, Saskatchewan

MLS # A2328217



\$354,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	2004 (22 yrs old)
Beds:	7	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: TV in main floor bathroom

Welcome to this beautifully updated 2004-built bungalow located in the desirable Wallacefield subdivision on the Saskatchewan side of Lloydminster! Offering an impressive 7 bedrooms (yes, seven!) and 2 full bathrooms, this spacious home provides plenty of room for a large or growing family. Step inside to find a bright and inviting main floor where oversized front windows fill the living space with beautiful evening sunshine. Recent updates include new flooring, fresh paint, modern appliances, and central air conditioning, making this home truly move-in ready. Outside, you’ll appreciate the oversized detached double garage, complete with insulation and heat, providing the perfect space for parking, storage, or a workshop. Situated on a large corner lot, there’s plenty of outdoor space for kids, gardening, or entertaining family and friends. Conveniently located just steps from shopping, restaurants, parks, schools, and other everyday amenities, this property offers the perfect combination of space, comfort, and location. If you’ve been searching for a home with room for everyone without sacrificing modern updates or convenience, this one is a must-see!