



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1512 49 Avenue
Lloydminster, Saskatchewan

MLS # A2328601



\$294,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1928 (98 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Welcome to this charming and well-maintained character home! Originally built in 1928 and relocated onto its current foundation in the late 1970s, this home beautifully blends timeless character with modern updates. Step inside through the inviting enclosed front porch, a space that brings back memories of relaxing on Grandpa and Grandma's front porch with a cup of coffee. From there, you'll enter the living room, where the original maple hardwood floors continue seamlessly into the dining room, showcasing the home's classic charm. Offering 5 bedrooms and 2 bathrooms, there's plenty of room for a growing family. The finished basement features a spacious recreation room that's perfect for movie nights, a games area, or additional living space. Two additional bedrooms, a full bathroom, and the laundry/utility room complete the lower level. Recent updates provide peace of mind, including new shingles (2024), a recently replaced hot water tank, and new flooring in the bedrooms and downstairs bathroom. Situated on a generous lot, the backyard offers ample space to relax, play, or entertain, and includes an oversized shed that's ideal for storage, hobbies, or a workshop. If you've been searching for a home that offers character, space, and thoughtful updates, this one is ready to welcome its next owners.