



GRASSROOTS
REALTY GROUP

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5514 49 Avenue
Lloydminster, Saskatchewan

MLS # A2330232



\$179,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Stall		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Cute and solid bungalow located in Lloydminster's east area across from the Exhibition Grounds, sitting on a long, oversized lot with convenient alley access. This home offers great potential for buyers looking to update and add value. The main floor features a functional layout with comfortable living space and two bedrooms, while the full basement provides additional space with a third bedroom and plenty of room for storage or future development. A side entry to the basement provides added flexibility for extended-family living or additional living space options. The home features a metal roof, adding long-term exterior durability. The large yard offers ample space for future garage construction, additional parking, or outdoor living. With its solid structure, large lot, and excellent location, this property offers a great opportunity for first-time buyers, investors, or anyone seeking a project with strong potential.