

**5308 49 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2167942**



**\$129,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | North Lloydminster                          |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | Bungalow                                    |               |                   |
| <b>Size:</b>     | 798 sq.ft.                                  | <b>Age:</b>   | 1928 (97 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Additional Parking, Off Street, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Lawn, Rectangular Lot            |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Linoleum      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Unfinished     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R4 |
| <b>Foundation:</b> | Other                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks             |                   |    |

**Inclusions:** alarm system no contract

AFFORDABLE 1 bedroom bungalow located in Lloydminster, SK. R4 Zoned. Large lot with rear alley parking. Enclosed front sun room/porch entry, cozy living room with hardwood floors, bedroom, updated bathroom with laundry and a bright kitchen/eating area. Large rear porch that's insulated. Room for a garage!