

\$169,900 - 5519 49 Street, Lloydminster

MLS® #A2252861

\$169,900

2 Bedroom, 1.00 Bathroom, 841 sqft

Residential on 0.14 Acres

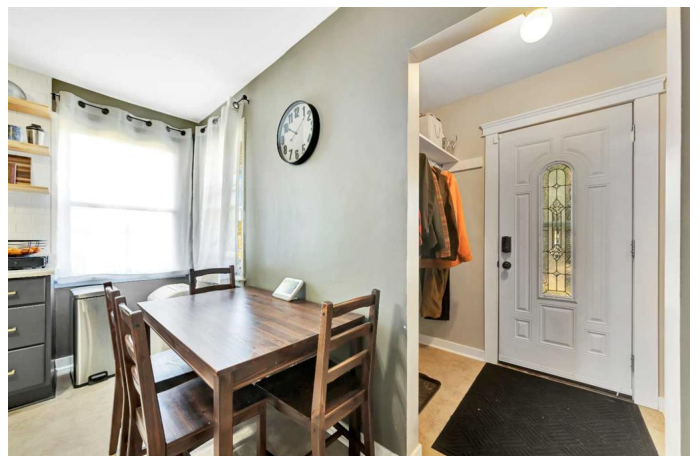
West Lloydminster, Lloydminster, Alberta

Don't miss this fantastic starter home or investment opportunity! Situated on a desirable corner lot across from green space and walking distance to the outdoor pool, this charming bungalow offers a spacious backyard with new fence with alley access and is nestled on a quiet, tree-lined street. Many important updates have already been completed, including upgraded electrical, attic insulation, newer siding, windows, exterior doors, eaves, water heater. Inside, the bright and welcoming eat-in kitchen is filled with natural light and flows seamlessly into the generous living room with original hardwood flooring. Two comfortable bedrooms and a large bathroom complete the main floor. The full basement provides plenty of potential for future development—making this home an excellent choice for both today and tomorrow.

Built in 1955

Essential Information

MLS® #	A2252861
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	841
Acres	0.14
Year Built	1955



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5519 49 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0L2

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Storage, Sump Pump(s), Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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