

# \$329,900 - 3005 49 Avenue, Lloydminster

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MLS® #A2213731

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.17 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Updated Bungalow with Basement Suite &  
Heated Garage Oasis!

Welcome to this move-in ready, updated bungalow located in a quiet Saskatchewan neighborhood – perfect for homeowners seeking versatility, income potential, and comfort.

The main floor features a bright and open-concept layout with new vinyl plank flooring, fresh paint, and a spacious eat-in kitchen ideal for family meals or entertaining. Three generous bedrooms, including a primary suite with its own 2-piece ensuite, offer plenty of room to grow.

Downstairs, you'll find a fully separate 1-bedroom basement suite – complete with a full kitchen, private laundry in the large full bathroom, fresh paint, and its own electrical panel. Perfect as a mortgage helper or in-law suite. Major updates & features include:

Aluminum wiring on the main floor has been professionally upgraded

On-demand hot water

Newer windows throughout

New air exchanger included (not yet installed)



All appliances included â€” up and down!

Garage goals? Weâ€™ve got you covered. A massive 29x30 detached garage with 10' ceilings is currently set up as a heated living/work space (in-floor heat!) and features a separate electrical panel. Want it back as a traditional garage? It can easily be converted. Outdoor highlights include:

Large fenced yard with a deck for summer BBQs

Greenhouse and fenced-in garden area

Generous shed for storage

And yes â€” raspberry bushes to top it all off!

This home is a perfect blend of updates, functionality, and charm with income potential built right in. Donâ€™t miss your chance to make it yours!

Built in 1974

### **Essential Information**

MLS® #	A2213731
Price	\$329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,111
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3005 49 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1C7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Zoning	R1

## Listing Details

Listing Office	eXp Realty (Lloyd)
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