

# \$199,000 - 25, 1811 49 Avenue, Lloydminster

MLS® #A2215159

**\$199,000**

0 Bedroom, 0.00 Bathroom, 900 sqft

Multi-Family on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Freshly painted townhouse condo is super clean, vacant and ready for it's next owner! Affordable home ownership is possible as is low property taxes! The main level is open concept from the brightly windowed living room to the white cabinetry of the kitchen with stainless steel appliances (yes, there's a dishwasher!) addition storage in a handy island. Access to a 1/2 bath and doors to your back yard. The upper level of this adorable home has 3 bedrooms, all of good size. The master bedroom has a walk-in closet. The 2nd bathroom is on this level...a 4 pc with tub. The basement of this home would be ideal for any extra bedrooms, a family room and a 3rd bathroom. For now, it is unfinished and offers the laundry team and additional storage. The seller has recently completed a home inspection for the buyers. There is nothing left here! Move in before summer!

Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2215159      |
| Price          | \$199,000     |
| Bathrooms      | 0.00          |
| Square Footage | 900           |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Multi-Family  |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 25, 1811 49 Avenue |
| Subdivision | Wallacefield       |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 0Z3            |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking                        |
| Parking Spaces | 2                              |
| Parking        | Additional Parking, Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 4                |
| Zoning         | R4               |
| HOA Fees       | 315              |
| HOA Fees Freq. | MON              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.