

# \$245,000 - 3, 1820 49 Avenue, Lloydminster

MLS® #A2215737

## \$245,000

4 Bedroom, 4.00 Bathroom, 1,390 sqft

Residential on 0.04 Acres

Wallacefield, Lloydminster, Saskatchewan

This townhouse feels more like a full-sized family home—with the added bonus of low-maintenance living in a quiet, five-unit complex where listings hardly ever hit the market. If you’ve been waiting for that perfect mix of space, function, and charm—this is it. Let’s talk curb appeal: a covered front porch facing east means morning coffees in the sun—even when it’s raining. The fenced yard gives you privacy, room for pets (yes, this one is dog-friendly!), and a secure space for kids to play. Around back, you’ll find a private patio for evening hangouts, plus two off-street parking stalls just steps from your rear entrance. Inside, this freshly painted home gives you all the space to spread out, entertain, and enjoy everyday life. The main floor features a large dining area perfect for hosting, main floor laundry (hello, convenience!), and a well-maintained kitchen with great storage with a pantry. Upstairs, you’ll find three bedrooms—including a spacious primary suite with a 4-piece ensuite, walk-in closet, and beautiful natural light pouring in. The two additional bedrooms (each with walk-in closets!) sit on the opposite end with another full bath between them. Need more space? The basement is partially finished and full of options—already featuring a rec room, a fourth bedroom, a second half bath, and a den for a home office, workout room, or even more storage. With four bedrooms, four bathrooms (including two full and two half), and plenty of versatile living



space, this home offers the kind of flexibility that works for busy families, remote professionals, or anyone craving extra roomâ€”without the maintenance of a detached home.

Tucked into a quiet, low-density complex in a prime location. Enjoy being walking distance to so many amenities, parks, and playgrounds.

Built in 2007

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215737      |
| Price          | \$245,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,390         |
| Acres          | 0.04          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3, 1820 49 Avenue |
| Subdivision | Wallacefield      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 1T2           |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Pantry, See Remarks                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Wood  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 1             |
| Zoning         | R3            |

## Listing Details

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

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