

# \$154,000 - 4709 50 Street, Lloydminster

MLS® #A2249107

**\$154,000**

3 Bedroom, 1.00 Bathroom, 1,312 sqft

Residential on 0.18 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Cost effective Saskatchewan side living or an excellent revenue opportunity! This updated and move in ready home has brand new shingles, vinyl windows and siding and exterior doors. Inside has been freshly painted with vinyl plank flooring, refreshed kitchen with included appliance package, modernized bathroom and new interior doors and trim. The front room is a large, flexible space with room for formal dining or multiple furnishing layouts. The kitchen has direct side door access to the foyer for easy BBQ access, you will also find an extra fridge in the foyer which could be included. This in a functional little kitchen with a buffet area, room for a cafe style table and plenty of cabinetry. Each of the three bedrooms are a generous size and you can take advantage of the convenience of main floor laundry. The basement is an unfinished space. This home could be easily adjusted to be fully accessible living on the main floor with the addition of a ramp to the front door. Store your toys in the 14x20 insulated, single detached garage with new overhead door. The double lot has grass front and back and a few trees, but is basically a blank canvas for your future plans. There is rear alley access as well as front driveway parking, plenty of room to store an RV or camper. The front deck is updated with newer aluminum railings and provides for lovely street presence. Offering an immediate possession date, this home is located within



an easy walk score of a school, park,  
playground, shopping and downtown services.

Make your move!

Built in 1948

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249107    |
| Price          | \$154,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,312       |
| Acres          | 0.18        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4709 50 Street    |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0M6           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows                                      |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Floor Furnace, Forced Air, Natural Gas                                |
| Cooling           | None                                                                  |

|              |                     |
|--------------|---------------------|
| Has Basement | Yes                 |
| Basement     | Partial, Unfinished |

**Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 11                |
| Zoning         | R1                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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