

# \$199,900 - Unit 6, 1811 49 Avenue, Lloydminster

MLS® #A2261163

**\$199,900**

4 Bedroom, 3.00 Bathroom, 1,058 sqft

Residential on 0.01 Acres

Wallacefield, Lloydminster, Saskatchewan

This beautiful condo is a gem on the Saskatchewan side of Lloydminster. Built in 2006, this townhouse-style condominium was designed with function in mind and offers excellent value whether you're looking for a home or an investment property. The main floor features an open-concept layout with a spacious kitchen, dining area, and living room, plus the convenience of a half bathroom. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The fully finished basement adds even more living space with a bonus room, an additional bedroom, and a three-piece bathroom. In-suite laundry is included, making everyday living easy. The unit has two assigned parking spaces in front of the entrance and ample Visitor parking for your guests. With 1,058 sq. ft. above ground plus a developed basement, this property provides plenty of room for families, first-time buyers, or renters. Affordable and move-in ready—come see the value this condo has to offer!

Built in 2006

## Essential Information

MLS® #	A2261163
Price	\$199,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,058
Acres	0.01
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	Unit 6, 1811 49 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0Z3

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Assigned, Parking Pad

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 30th, 2025
Zoning	R4

## **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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