

# \$252,500 - 5315 50 Avenue, Lloydminster

MLS® #A2208582

## \$252,500

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.12 Acres

North Lloydminster, Lloydminster,  
Saskatchewan

Make your move to this 2006 Bi-level with separate basement access and C1 zoning! Operate your business from home with a separated space in the basement or take advantage of the opportunity for additional revenue from shared living. You will find an open concept main floor with nice sized bedrooms throughout. The home has been painted in the past few years, new trim and vinyl plank flooring throughout, smoke detectors have all been upgraded to C02 combo units. All of the appliances are included for both of the kitchens as well as the washer and dryer. A supersized gravel parking pad has been completed in the back to provide for ample off-street parking, the yard is fully fenced and there is a storage shed included. Tenants rights apply.

Built in 2006

## Essential Information

MLS® #	A2208582
Price	\$252,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.12
Year Built	2006



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5315 50 Avenue
Subdivision	North Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0P9

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Parking Pad

### Interior

Interior Features	Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 4th, 2025
Days on Market	48
Zoning	C1

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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